

ULTIMATE GAME SPORTS COMPLEX

DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT

TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK

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I. EXECUTIVE SUMMARY

A. Introduction

The following Draft Supplemental Environmental Impact Statement (DSEIS) has been prepared to assess anticipated environmental impacts and proposed mitigation measures related to a proposal to construct a sports complex within the Central Islip Planned Development District. This DSEIS is submitted to the Town Board of the Town of Islip, New York, which has been established as the Lead Agency in this matter, in compliance with the provisions of the State Environmental Quality Review Act (SEQRA).

B. Proposed Action

The Proposed Action involves the creation of a new indoor and outdoor sports complex on a 36-acre site located on the west side of Carleton Avenue at its intersection with DPW Drive and Courthouse Drive in the hamlet of Central Islip within the Town of Islip, Suffolk County, New York.

The planned outdoor sports facilities include six baseball fields, a lacrosse field, a batting cage, a concession and press box, and a concession/restroom/storage building. The baseball fields and supporting facilities are clustered together on the northern portion of the site. The lacrosse field would be located at the western end of the site. All of the fields would be lighted to permit night-time play. Field 1 would have 70-foot high light poles. The remainder of the fields would utilize 60-foot light poles. The indoor facility would consist of an approximately 207,142 square foot building containing two full-size, multipurpose fields that could be used for soccer, football and lacrosse, and approximately 3,200 seats. The indoor facility would be a one-story building with a height of 95 feet in order to provide sufficient interior clear height to permit unobstructed play. The facility would also include an approximately 11,952 square foot day care center, a gym, a small snack bar/food court, ancillary pro shop, and restrooms.

A portion of the site currently contains Town ballfields, which are used by the Little League. As part of the project, replacement fields would be constructed on a Town-owned site along Eastview Drive. The replacement site would include seven baseball/softball fields of varying sizes, a lacrosse field, and a restroom and concession stand. The proposed configuration supplies the same number and variety of fields as currently exists at the DPW Drive site (one large, four medium, and two small-size baseball fields).

C. Summary of Significant Impacts and Mitigation Measures

The following table summarizes the potentially significant environmental impacts of the Proposed Action. Detailed discussions of these impacts are included in Section III of this DSEIS.

Table I-1
Summary of Significant Impacts and Mitigation Measures

Impact Category	Anticipated Impacts	Proposed Improvements/Mitigation
Land Use and Zoning	<p><u>Land Use</u> The project proposes a use that differs from the Master Plan recommendation for a portion of the site; however, the project would continue to support the overall goals of the Master Plan and the PDD.</p> <p><u>Zoning</u> The project involves a zoning amendment to remap the portions of the site currently within the PDD-MUN subdistrict to the PDD-REC subdistrict.</p>	<p><u>Land Use</u> The proposed project would help provide the diversity of uses necessary for the area to function as a community and would help address the need for recreational opportunities in the larger hamlet. As a result, the project would be consistent with the overall intent of the Master Plan, and amendment would not result in significant adverse impacts. No mitigation is required.</p> <p><u>Zoning</u> The remapping would ensure the entire site has one, consistent zoning designation. The project would meet all use and dimensional zoning requirements of the proposed zoning. No mitigation is required.</p>
Water Resources	The project would result in additional impervious surfaces on site. Increased impervious surfaces would result in increased stormwater runoff.	<p>The project would include the creation of a storm drainage system that collects surface runoff from pervious and impervious surfaces and conveys to an underground retention system.</p> <p>Grading and drainage plans would be designed in accordance with Town and NYSDEC accepted practices for water quality and quantity controls.</p> <p>Erosion and sediment control techniques would be implemented during construction.</p>
Traffic	In the Spring/Summer months, the project would generate 522 traffic trips between 4:00 and 6:00 PM on weekdays and 399 traffic trips between 12:00 and 2:00 PM on Saturdays. In the Fall/Winter months, the project would generate 242 traffic trips between 4:00 and 6:00 PM on weekdays and 119 traffic trips between 12:00 and 2:00 PM on Saturdays.	The project would include the reconstruction of DPW Drive so that the western section of the roadway would be realigned to terminate into the Town of Islip Department of Public Works' field yard. The reconstruction would widen the eastern section of the roadway, provide additional lanes and replace/or modify existing traffic signal equipment.
Socioeconomic	The project would generate new full-time and part-time employment opportunities. The project would also make payments to local taxing jurisdictions as part of a negotiated PILOT agreement.	No mitigation is required.

Impact Category	Anticipated Impacts	Proposed Improvements/Mitigation
Visual	The project would not be expected to result in a significant change in the area's overall visual character. The proposed outdoor sports facilities would maintain an open, recreation field character on the north side of the site. The indoor sports facility would introduce a new type of structure onto the project site. However, the scale of the proposed building would be consistent with the other uses in the immediate area, allowing it to fit in appropriately within the context of surrounding development.	The proposed project has attractive architecture and maintains a 65-foot wide vegetated buffer along the southern portion of the site to soften the visual impact of the indoor facility. No further mitigation is required.

D. Alternatives

Two alternative development scenarios for the project site are discussed in Section IV of this document. The alternatives include: (1) a no action alternative with the site remaining in its current conditions; and (2) redevelopment under the existing zoning.

These alternatives are summarized below.

1. Under the No Action alternative, the project site would not be redeveloped and it is anticipated that the property would remain in its current condition. The Little League fields would remain in their existing condition and the southern portion of the site would continue to be used by the Town as a DPW yard. The use of this site for open storage represents underutilization of land resources. This alternative would not advance the Master Plan's objectives of recycling underutilized land on the former Psychiatric Center campus. In addition, the Central Islip community would not receive the benefit of additional recreational opportunities and the improvement of the existing ballfields.
2. The site's western and northern portions are currently located within the PDD-MUN district. If the site were to retain this designation and be redeveloped under its existing zoning, the site could be redeveloped with either municipal buildings, courts or private or not-for-profit recreational facilities. The primary limiting dimensional zoning requirement is a maximum FAR of 0.3. This could theoretically permit a building (or buildings) with a size of up to approximately 470,000 square feet.

A municipal or court/office building would likely generate greater water, wastewater and other utility demands than the proposed recreation complex. Similarly, a municipal or court/office building would likely result in greater traffic generation

during typical peak hour traffic periods (commute times) than a sports complex, which is busiest in the evenings and on weekends. A municipal facility would also be tax exempt and generate no property tax revenue or payments for local taxing jurisdictions.

E. Involved Agencies and Approvals

Implementation of the Proposed Action will require permits and approvals from a variety of local, county and state agencies. These are summarized in the table below. Agencies that have approval-granting authority are classified as Involved Agencies under the State Environmental Quality Review Act (SEQRA).

Table I-2
Project Reviews and Approvals

Agency	Review or Approval Required
Town of Islip Town Board	Master Plan amendment Zoning Map amendments Property lease
Town of Islip Planning Board	Recommendations on Master Plan update and zoning map amendments Site plan modifications
Suffolk County Department of Health	Sanitary sewer facilities permits
Suffolk County Department of Public Works	Highway work permit Sanitary sewer facilities permits
New York State Department of Environmental Conservation	Stormwater Pollution Prevention Plan

II. PROJECT DESCRIPTION

A. Site Location

The project site consists of approximately 36 acres located on the west side of Carleton Avenue at its intersection with DPW Drive and Courthouse Drive in the hamlet of Central Islip within the Town of Islip, Suffolk County, New York. The subject site is part of the former Central Islip Psychiatric Center, a 764-acre campus surrounding Carleton Avenue. The subject property is designated as 207-01-004.16 on the Suffolk County Tax Map. Exhibits II-1 and II-2 present the site's location in the regional and local context.

The site is located less than ½ mile north of the Southern State Parkway and approximately 3.5 miles south of the Long Island Expressway. Carleton Avenue, a major north-south corridor that traverses the campus, forms the site's eastern border. Access to the property is available at the intersection of Carleton Avenue and DPW Drive. DPW Drive passes through the middle of the site before curling northward and connecting with South Technology Drive.

Existing uses on the site include Town ballfields (Central Islip Ballfield Complex) and a Town DPW maintenance and equipment/material storage yard (see aerial photograph in Exhibit II-3). The site also includes a recharge basin.

The former Central Islip Psychiatric Center campus is located within the Central Islip Planned Development District (PDD). The PDD is further divided into sub districts. The site consists of land within the Municipal and Recreation sub district designations (PDD-REC and PDD-MUN).

B. Project Background and Site History

The Central Islip Psychiatric Center was established in 1888 to relieve overcrowding at the New York City Asylum for the Insane. By 1914, the Center comprised 122 buildings and had a patient population of 4,900. The Psychiatric Center's patient population reached a peak of 10,000 in 1959 but declined steadily throughout the 1960's, 1970's and 1980's and, by 1986, the patient population had fallen to 1,200. After 1970, the Center began a large-scale demolition program and by 1988 only 60 buildings remained.¹

¹Source: Carleton Avenue Development Draft Generic Environmental Impact Statement, prepared by Middleton, Kontokosta Associates, September 1988.

The economic health and stability of the hamlet of Central Islip mirrored that of the Psychiatric Center, which employed many area residents. In 1988, unemployment in the neighborhoods adjacent to the Psychiatric Center was at 12.9 percent (compared to 6 percent for the hamlet as a whole and 4.5 percent for Suffolk County), housing abandonment was occurring and a growing percentage of residents were on public assistance. Additionally, the vacancy rate within the central business district on Suffolk Avenue near the Psychiatric Center was at 15 percent.²

In the 1970's, in response to the declining conditions on the Psychiatric Center site, in adjacent neighborhoods and in the hamlet, the Town began to develop revitalization strategies. In 1977 the Town acquired 350 acres of the Psychiatric Center site and, in 1978, it created the *Central Islip Urban Renewal Plan*. The Urban Renewal Plan proposed that “any portion of the Central Islip State Hospital which is no longer needed for hospital use may be acquired (by the Town) and resold for redevelopment and/or rehabilitation and re-use in accordance with the plan.”³

In 1981, the New York Institute of Technology (NYIT) presented a redevelopment proposal for the campus and, together with the Town, developed a “plan for the orderly transition of the Central Islip Psychiatric Center from a mental health facility to a NYIT resident campus for higher education, high technology research and development, attendant commercial facilities for a “Hi-Tech” industrial park, and other activities of merit.”⁴

In 1981, the Town amended the Central Islip Urban Renewal Plan to include re-zoning the Psychiatric Center site to a Planned Development District (PDD) and, in 1983, the Town authorized the creation of PDD zoning for the site. (The PDD zoning is described in more detail in Section III.A). In 1985, the Town acquired an additional 300 acres of the site and, by 1986, NYIT had purchased approximately 546 acres, including 42 buildings, from the Town. In 1988, Parr Development Company planned to purchase approximately 200 acres from NYIT to develop for residential, industrial and retail uses and, as a result, commissioned the preparation of the Master Plan for the Central Islip Planned Development District.⁵

The Master Plan for the Central Islip Planned Development District, was adopted by the Town of Islip in 1989 (the “1989 Master Plan”). The purpose of the 1989 Master Plan

²Ibid.

³Ibid.

⁴Ibid.

⁵Ibid.

was to prepare a comprehensive plan for the redevelopment of the Central Islip Psychiatric Center in an effort to:

- support the Town of Islip's efforts to revitalize the hamlet of Central Islip;
- support the goals of the Central Islip Urban Renewal Plan, a plan initiated for the redevelopment of the Site;
- support the Town's area-wide economic development efforts, including the creation of new jobs and an increased tax base;
- support the Town's efforts to recycle existing underutilized land;
- create a development scenario that assures appropriate land uses are developed on the Site, providing development that is sensitive within the context of the surrounding community;
- create a new community center for the Town of Islip, one that successfully integrates educational, cultural, recreational, industrial, office and residential uses.
- provide a balance for the higher densities in the adjacent Carleton Park Area; which shares sewer connections with the Site, by preserving a significant amount of open space to dramatically reduce the scale of the development and the amount of effluent which would result from the amount of development permitted under the existing zoning at that time;
- provide for the coordinated redevelopment of Carleton Park.⁶

A Master Plan Update was updated in 2005 to reflect construction that had occurred since the adoption of the original plan, and coordinate modifications related a number of site-specific development activities. The Master Plan Update included several proposals that relate to the subject site. The Master Plan Update and PDD zoning are discussed in more detail in Section III.A.

C. Proposed Development

Project Description and Configuration

The proposed project involves the creation of a new indoor and outdoor sports complex on the west side of Carleton Avenue (see conceptual site plan on Exhibits II-4 and II-5). The planned outdoor sports facilities include six baseball fields, a lacrosse field, a batting cage, a concession and press box, and a concession/restroom/storage building. The baseball fields and supporting facilities are clustered together on the northern portion of the site. The lacrosse field would be located at the western end of the site. All of the fields would be lighted to permit night-time play. Field 1 would have 70-foot high light poles. The remainder of the fields would utilize 60-foot light poles. The indoor facility would consist of an approximately 207,142 square foot building containing two full-size,

⁶Ibid.

multipurpose fields that could be used for soccer, football and lacrosse, and approximately 3,200 seats. The indoor facility would be a one-story building with a height of 95 feet in order to provide sufficient interior clear height to permit unobstructed play. The facility would also include an approximately 11,952 square foot day care center, a gym, a small snack bar/food court, ancillary pro shop, and restrooms.

Primary access to the facility would be provided from the existing DPW Drive entrance off of Carleton Avenue. An additional driveway exit onto Carleton Avenue would be provided at the south end of the site. Surface parking to support the facilities would be concentrated in the middle of the site between the baseball fields and the indoor facility (in the general vicinity of the current DPW Drive location). Additional parking would flank the eastern and southern sides of the indoor facility. In addition, the existing parking lot serving the office building to the north would be expanded. In total, the project would include 934 standard parking spaces and 12 bus parking stalls, with an additional 64 standard parking spaces that would be landbanked.

The indoor facility would be set back approximately 136 feet from Carleton Avenue. The associated parking on the south side of the site would have a 65-foot buffer from Carleton Avenue. The ballfields on the north side would be separated from Carleton Avenue by a minimum of 50 feet.

The existing recharge basin towards the western end of the site would remain in its current location and configuration. The installation of the parking and lacrosse field, however, would necessitate closure of the eastern portion of DPW Drive and a relocation of part of the roadway. DPW Drive would then terminate at the DPW facility and primary access to the DPW facility would be from South Technology Drive.

The facility would be serviced with new underground utilities which would connect to existing utilities along Carlton Avenue and DPW Drive. Utilities would include new gas, electric, water, fire protection, sanitary sewer, and storm drainage. The storm drainage system would not connect to a public drainage system, but will be designed to contain all stormwater runoff on site. The drainage system would be an underground linear chambered retention system which would meet both the Town and New York State Department of Environmental Conservation drainage requirements.

The facility is anticipated to operate between approximately 5:00 pm and 10:00 or 11:00pm (depending on length of game) from Monday to Friday. This would include scheduled game times at 6pm and 8pm. On weekends, the complex would be expected to operate from 8:00am to 10:00-11:00pm, with the last game starting at 8:00pm. The outdoor fields would operate during the spring, summer and fall seasons (approximately

March through October). The outdoor fields are designed primarily as youth-size fields. The two indoor fields would remain available for use between October and March. The indoor fields could accommodate both youth and adult recreation. The facility would be based primarily around league and tournament play. The associated day care would operate only during weekdays.

Relocation Site

As described above, the site currently contains Town ballfields, which are used by the Little League. As part of the project, replacement fields would be constructed on a Town-owned site within the PDD along Eastview Drive. The proposed configuration for the replacement fields is illustrated in Exhibit II-6. The replacement site would include seven baseball/softball fields of varying sizes, a lacrosse field, and a restroom and concession stand. The proposed configuration supplies the same number and variety of fields as currently exists at the DPW Drive site (one large, four medium, and two small-size baseball/softball fields.) The plan also includes two aisles of parking that would provide 150 spaces.

Zoning

The site contains land within two PDD Subdistricts. The area of existing ballfields is in the PDD-Recreational subdistrict. The PDD-Recreation subdistrict allows golf courses; recreational buildings; tennis, handball, basketball and other court game areas; baseball, soccer and other ballfields and stadiums; private or not for profit recreational facilities and customary accessory uses such as snack bars, ancillary retail, physical fitness or therapy, child care for patrons, and similar uses; and customary accessory uses, structures and buildings. The remainder is in the PDD-Municipal subdistrict. Principal permitted uses in the Municipal subdistrict include: municipal buildings, equipment and material storage areas; courts and related administrative facilities; private or not-for-profit recreational facilities and customary accessory uses, such as snack bars, ancillary retail, physical fitness or therapy, child care for patrons, and similar uses.

The Recreation and Municipal subdistricts have similar bulk requirements: maximum lot occupancy of 15%, maximum FAR of 0.3, and minimum 100-foot setback from Carleton Avenue, a minimum building setback of 25 feet from all other roads. The Municipal subdistrict also has a maximum height limitation of 80 feet. No height limitation is identified for the Recreation subdistrict.

Construction Schedule and Project Phasing

The project is anticipated to be constructed in approximately 12 months in total. Construction would begin on the ball fields on the north side first. The indoor facility on the south side would be constructed in the second stage.

D. Project Purpose, Needs and Benefits

The project will help address both the local and regional demand for expansion of recreational opportunities. Both the original Central Islip Planned Development District Master Plan and the 2005 Update recognized the importance of recreational facilities in creating a balanced and vital community. The Central Islip community has long advocated for additional recreational facilities, including ballfields, and various sites have been discussed. However, none of these have come to fruition. During the public hearings held in association with the 2005 Master Plan Update, a number of residents and representatives of elected officials expressed a need for additional recreation resources for youth. In addition, the 15 acre site proposed for the Little League field relocation was recommended in the Master Plan Update Final Generic Environmental Impact Statement to be preserved as open space and evaluated for its suitability for expanded recreational use. The Proposed Action would help satisfy the pressing need for additional recreational facilities and would result in improvement of the existing Town Little League fields and their placement on a site identified as an appropriate recreation location in the Town's planning documents.

E. Required Reviews, Permits and Approvals

Implementation of the Proposed Action will require permits and approvals from a variety of local, County and State agencies. These are summarized in the table below. Agencies that have approval-granting authority are classified as Involved Agencies under the State Environmental Quality Review Act (SEQRA).

**Table II-1
Project Reviews and Approvals**

Agency	Review or Approval Required
Town of Islip Town Board	Master Plan amendment Zoning Map amendments Property lease
Town of Islip Planning Board	Recommendations on Master Plan update and zoning map amendments Site plan modifications
Suffolk County Department of Health	Sanitary sewer facilities permits
Suffolk County Department of Public Works	Highway work permit Sanitary sewer facilities permits
New York State Department of Environmental Conservation	Stormwater Pollution Prevention Plan

The Town of Islip Town Board has been designated as Lead Agency for a coordinated environmental review under SEQRA. The Agencies and Boards listed above that have approval-granting authority are Involved Agencies. Agencies or groups that do not have jurisdiction to fund or approve the Project, but are interested in the Project's review process and have asked to be included on the document distribution list, are identified as Interested Parties.

Involved Agencies

- Town of Islip Town Board
- Town of Islip Planning Board
- Suffolk County Department of Health
- Suffolk County Department of Public Works
- New York State Department of Environmental Conservation

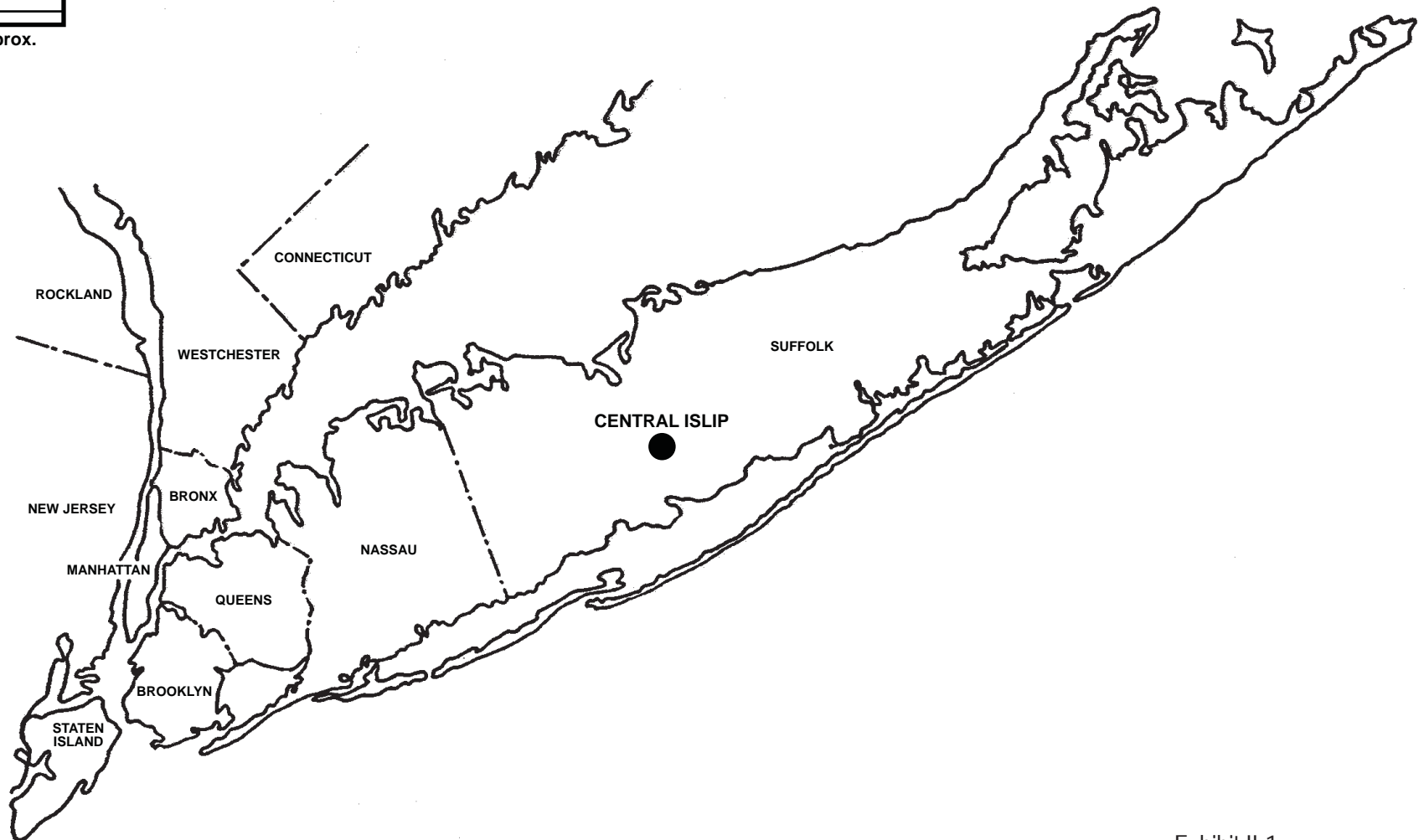
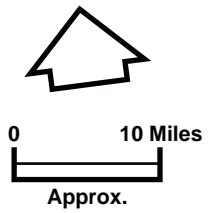
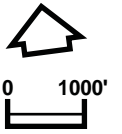


Exhibit II-1
REGIONAL LOCATION

ULTIMATE GAME SPORTS COMPLEX
Central Islip, New York



-  **Project site**
-  **Relocation Site**
-  **Central Islip PDD**

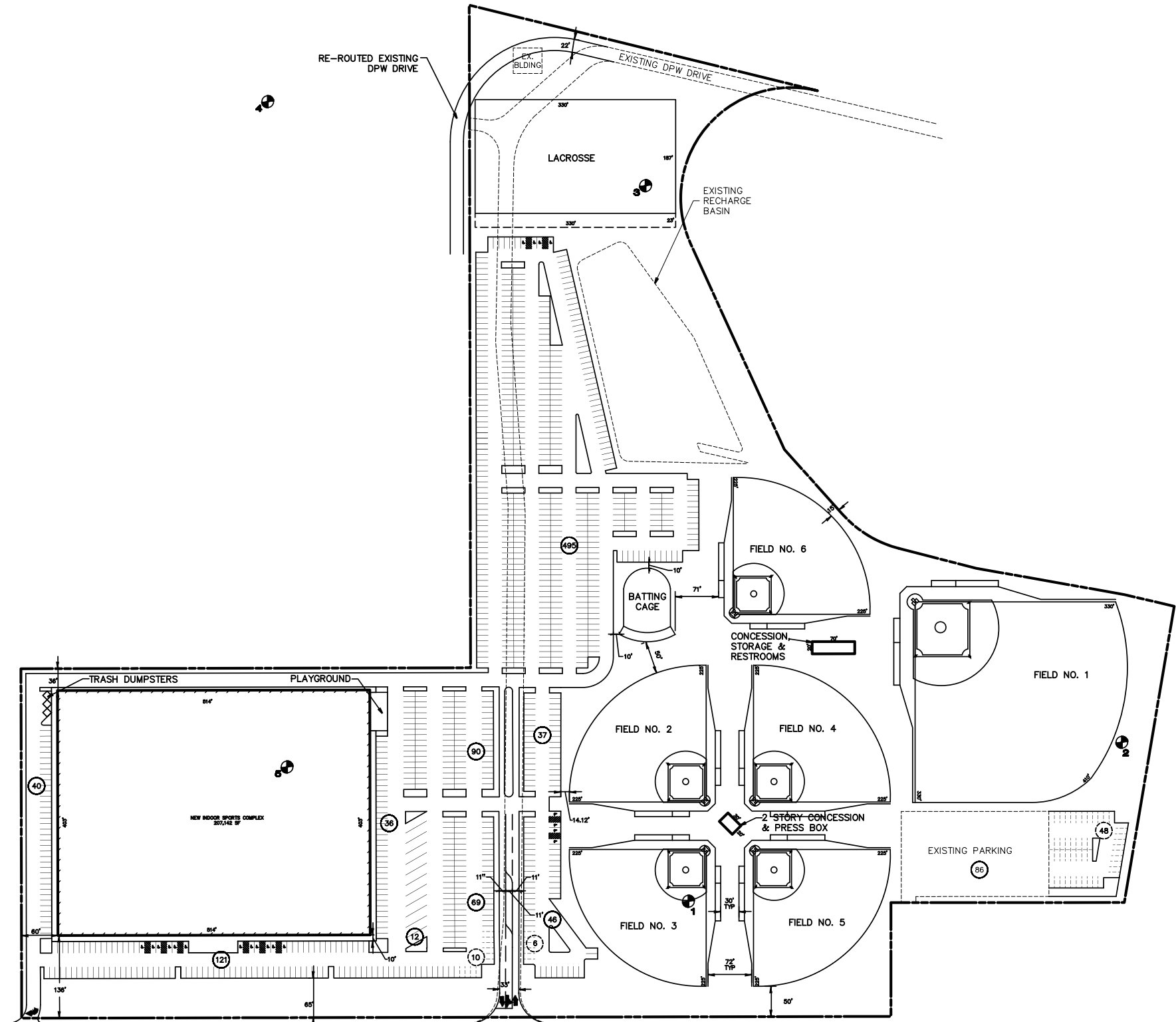
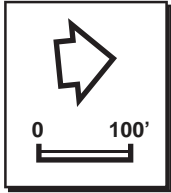
Exhibit II-2
SITE LOCATION

ULTIMATE GAME SPORTS COMPLEX
Central Islip, New York

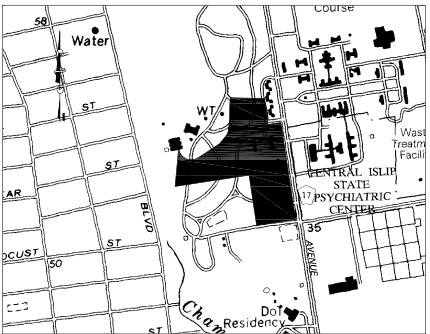


Exhibit II-3
AERIAL

ULTIMATE GAME SPORTS COMPLEX
Central Islip, New York



CARLETON AVENUE



KEY MAP
SCALE 1"=1,000'

SITE DATA

SCTM: 207-01-004.16
SITE AREA: 1,567,390.85 SF / 35.98 ACRES
ZONING DISTRICT: PLANNED DEVELOPMENT DISTRICT (PDD)

BULK REQUIREMENTS

	REQUIRED	PROPOSED
MINIMUM LANDSCAPED AREA (INCL. WOODS)	7.2 ACRES	9.8 ACRES*
FRONT YARD LANDSCAPED AREA	3.6 ACRES	2.3 ACRES**
MAXIMUM LOT OCCUPANCY	15%	13.3%
MAXIMUM F.A.R.	0.3	0.18
MINIMUM SETBACK FROM CARLETON AVENUE	100 FT	136 FT
MINIMUM SETBACK FROM PUBLIC / PRIVATE ROADS	25FT	136 FT

* EXCLUDES BALLFIELDS
**EXCLUDES LANDBANKED PARKING IN FRONT YARD AND BALLFIELDS

PARKING CALCULATIONS

Use	Seats	Area (SF)	Parking Requirement	Parking Stalls Required
Field Complex Building				
Fixed Seating	3200		1 stall per 3 seats	1067
Accessory Uses-lobby, concessions, retail, security office/first aid, game room, party room, field storage, information center, restrooms, locker rooms, party room, game room (1st and 2nd flr)			N/A	(1)
Gym (2nd floor)		5568	1 stall per 200 sf	28
Racquet Ball Courts (2nd flr)		1600	1 stall per 500 sf	4
Storage (3rd flr)		17,396	1 stall per 600 sf	29
Mechanical Equipment Area (4th flr)		17,262	N/A	
Day Care (1st and 2nd flr)		11,952	1 stall per 200 sf	60
Outdoor Fields				
100 seats per field-7 fields	700		1 stall per 3 seats	234
Total Parking Required				1422
Standard Parking				934
Bus Parking				12
Landbanked Parking				64
Total Parking Provided				1010

(1) THESE USES ARE ACCESSORY TO THE FIELD COMPLEX BUILDING AND WILL BE USED PRIMARILY BY PATRONS WHO HAVE FIXED SEATING.

NOTES:

- ALL OUTDOOR BASEBALL FIELDS AND SITE AMENITIES WILL BE CONNECTED BY WALKWAYS TO THE PARKING FIELD.
- ALL PARKING ISLANDS WILL BE LANDSCAPED TO MEET TOWN REQUIREMENTS.
- BUS PARKING STALLS ACCOMMODATE 40' BUS.

GROUNDWATER ELEVATIONS:

TEST HOLE	SURFACE ELEVATION (NAVD 88)	GROUNDWATER ELEVATION (NAVD 88)	SURFACE ELEVATION (NGVD 29)	GROUNDWATER ELEVATION (NGVD 29)
1	37.0'	27.83'	38.15'	28.98'
2	41.6'	29.6'	42.75'	30.75'
3	35.1'	28.77'	36.25'	29.92'
4	31.8'	27.13'	32.95'	28.28'
5	35.7'	27.62'	36.85'	28.77'

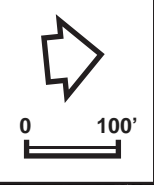
GROUNDWATER ELEVATIONS WERE RECORDED ON JULY 22, 2010

Exhibit II-4

CONCEPTUAL SITE PLAN

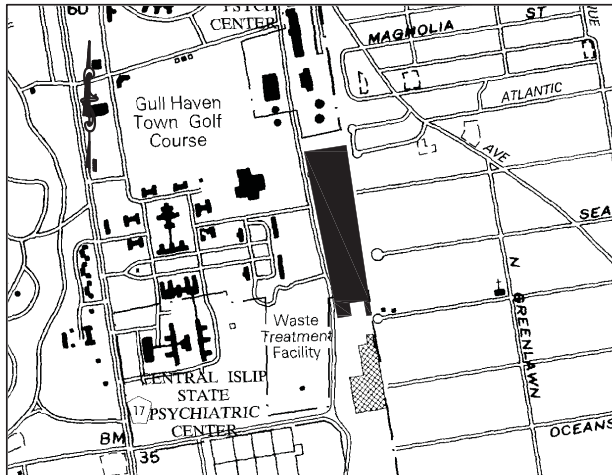
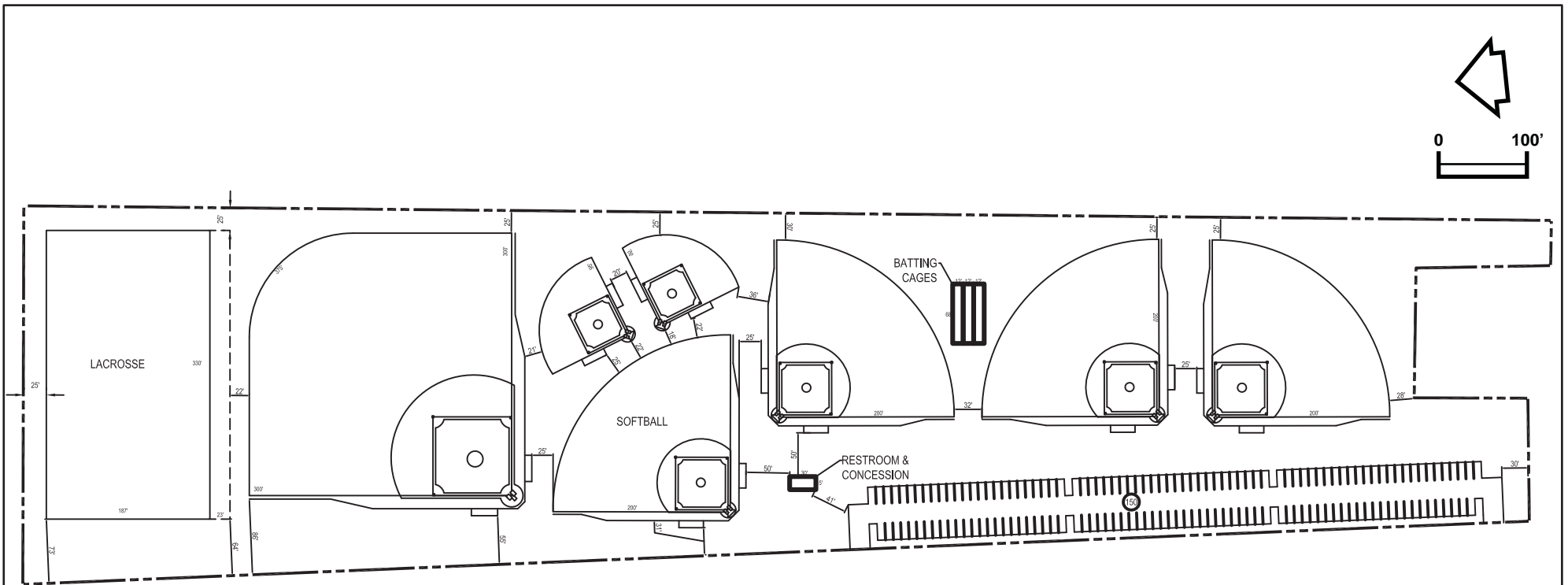
ULTIMATE GAME SPORTS COMPLEX
Central Islip, New York

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CARLETON AVENUE

Exhibit II-5
**OVERLAY OF CONCEPTUAL
PLAN ON EXISTING CONDITIONS**
ULTIMATE GAME SPORTS COMPLEX
Central Islip, New York
Saccardi & Schiff, Inc. - Planning and Development Consultants



SITE DATA

SCTM: 500-187.10-01-008
 SITE AREA: 646,612.08 SF / 14.8 ACRES
 ZONING DISTRICT: PLANNED DEVELOPMENT DISTRICT (PDD)

BULK REQUIREMENTS

	REQUIRED	PROPOSED
MINIMUM FRONT YARD DEPTH	TBD	TBD
MINIMUM SIDE YARD DEPTH (EACH)	TBD	TBD
MINIMUM REAR YARD DEPTH	TBD	TBD
MINIMUM LOT AREA	TBD	14.8 AC
MINIMUM STREET FRONTAGE	TBD	1,722 FT
MINIMUM LANDSCAPED AREA (INCL. WOODS)	TBD	TBD
FRONT YARD LANDSCAPED AREA	TBD	TBD
MAXIMUM GROSS FLOOR AREA	TBD	TBD
MAXIMUM BUILDING HEIGHT	TBD	TBD

PARKING CALCULATIONS

Use	Seats	Area (SF)	Parking Requirement	Parking Stalls Required
Outdoor Fields				
50 seats per field-8 fields	400		1 stall per 3 seats	134
Total Parking Required				134
Total Parking Provided				150

NOTE

1. THE PROPERTY BOUNDARY IS BASED ON A TAX MAP AND NOT A BOUNDARY SURVEY.
2. ALL PARKING STALLS SHALL BE 19' X 9'.

Exhibit II-6 CONCEPTUAL SITE PLAN RELOCATION SITE

ULTIMATE GAME SPORTS COMPLEX Central Islip, New York

Saccardi & Schiff, Inc. - Planning and Development Consultants

III. ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

A. Land Use and Zoning

1. Existing Conditions

Land Use

On-Site

The subject site is located on the west side of Carleton Avenue at its intersection with DPW Drive and Courthouse Drive. The portion of the site north of DPW Drive contains the Central Islip Ballfield Complex, which is used for recreation purposes, and includes seven ballfields of varying sizes. A recharge basin is located to the west of the existing ballfields.

The portion of the site located south of DPW Drive is a Town highway yard used for open material and equipment storage in association with the adjacent DPW facility. There are no buildings in this area. Although this portion of the site includes a vegetated buffer along Carleton Avenue, the majority of the interior is disturbed and unvegetated.

Surrounding Land Use

The subject site is located within the campus of the former Central Islip State Psychiatric Hospital which has been, and continues to be, redeveloped with a variety of land uses, including residential, retail, office, recreational, municipal, educational and research/industrial uses. The project site is neighbored to the north by a three to four-story office building. Uses to the northwest include several industrial/research facilities along South Technology Drive and Research Place. The lands immediately to the west of the site are primarily vacant or used for the Town DPW storage and maintenance. A NYS Department of Transportation facility borders the site to the south. Neighboring uses on the eastern side of Carleton Avenue include an eight-story office building between Robbins Court and Hoppen Drive, a vacant block and the Suffolk County Sports Park (home of the Long Island Ducks) between Hoppen Drive and Court House Drive, and the County Court complex and Federal District Courthouse and associated parking fields to the south of Court House Drive.

The site does not have a strong land use or visual connection to the uses in the surrounding community outside of the PDD. The primarily residential neighborhood to the west around Wilson Boulevard is separated from the site by the municipal DPW facilities and vacant land. The Islip Terrace neighborhood to the south is

separated by the Southern State Parkway and the large NYS Department of Transportation yard and does not have visual or functional connection to the site.

Master Plan Update Recommendations

As described in the Project History, *The Master Plan for the Central Islip Planned Development District*, was adopted by the Town of Islip in 1989 (the “1989 Master Plan”). The purpose of the 1989 Master Plan was to prepare a comprehensive long-range plan intended to guide the redevelopment of the former Central Islip Psychiatric Center, revitalize neighborhoods adjacent to the site, reinforce the existing hamlet center north of Smith Street along Carleton Avenue and support area-wide economic development efforts, including the creation of new jobs and an increased tax base. The Master Plan also intended to support the Town’s efforts to recycle existing underutilized land and to create a plan that assured appropriate land uses were developed on the site.

The 1989 Master Plan set guidelines for the development of the New York Institute of Technology (NYIT) campus for a period of 10 to 15 years. At that time, the campus provided academic, cultural, and recreational resources for approximately 2,000 students and the long-range plan called for developing and expanding facilities on the campus to provide these services for approximately 10,000 students, including 5,000 residents. However, NYIT never achieved the enrollments envisioned in the Master Plan and amended its long-range plans for the campus. As a result, over time, properties designated in the 1989 Master Plan for educational-campus uses have been re-designated and redeveloped for other uses permitted in the PDD and consistent with overall Master Plan goals. In addition, a number of developments were implemented as originally envisioned in the Plan.

A Master Plan Update was prepared in 2005, which was undertaken to: reflect the redevelopment and new construction that had occurred since the adoption of the original Master Plan; update the Town’s planning policies and goals for the PDD; and, coordinate modifications related to a number of site-specific proposed development activities. It also presented an opportunity for the Town to evaluate the recommendations made in the 1989 process and the implementation that had occurred to date, reassess the assets and needs of the community, and refine and/or redefine appropriate uses and design for the PDD. This process recognized three major trends since the original Master Plan adoption: 1) an enrollment significantly less than projected for NYIT; 2) the demand for diversified housing; and 3) the potential for office development spurred by the Federal Court Complex.

The 2005 Master Plan Update included recommendations for 23 projects and associated rezonings throughout the entire PDD. These included several recommendations that specifically related to the subject site:

- The Plan proposed to consolidate Town DPW/Recreation maintenance facilities located on the west side of South Technology Drive into the location south of DPW Drive, noting that the South Technology Drive site had potential for development appropriate to the Research Industrial sub district.
- The parcel at the southwest corner of DPW Drive and Carleton Avenue (identified in the Master Plan Update as the Carleton west corporate site), was recommended to be redesignated from PDD-Municipal to PDD-Research/Industrial to facilitate office or light industrial development.
- The recharge basin was identified as a potential redevelopment site and was recommended for rezoning from PDD-Municipal to PDD-Research/Industrial. Although recommended in the Plan, the rezoning of the recharge basin and the Carleton Avenue west corporate site did not occur, and they remain in the PDD-Municipal sub district.
- The Plan also recommended improvements for DPW Drive between Carleton Avenue and South Technology Drive, which does not meet Town standards for commercial streets. Currently, the street is primarily used by employees of the Town of Islip DPW and visitors to the ballfields on the northern side of the road. Given the Plan's identification of sites along DPW Drive and South Technology Drive as potential areas for research/industrial development, associated improvement of the road to meet Town standards and accommodate the new development was also proposed.

Zoning

The subject site is part of the former Central Islip Psychiatric Center. As described in the Project History section, the Town began to develop revitalization strategies for the campus in the 1970's, in response to the declining conditions on the Psychiatric Center site, in adjacent neighborhoods and in the hamlet. In 1983, the Town authorized the creation of a Planned Development District (PDD) for the campus.

The intent of the PDD zoning is to encourage superior mixed use development in accordance with a Master Plan that specifies the location of land uses and the ultimate scale and density of development and that contains guidelines regarding building

height, architecture, landscaping, streetscape amenities, traffic mitigation and drainage. The PDD encompasses eight subdistricts including: (1) Educational Campus; (2) Research-Industrial; (3) Retail-Service; (4) Office; (5) Multi-Family Residential; (6) Senior Citizen Residential; (7) Recreation; and (8) Municipal. Since the adoption of the Master Plan in 1989, the location and extent of subdistricts within the PDD have been modified. The most recent changes to the subdistrict boundaries occurred as part of a 2005 Master Plan Update.

The project site contains land within two PDD subdistricts. The existing ballfield complex is in the Recreational (PDD-REC) subdistrict. The remainder of the site lies within the Municipal (PDD-MUN) subdistrict. Principal permitted uses in the PDD-MUN subdistrict include: municipal buildings, equipment and material storage areas; courts and related administrative facilities; private or not-for-profit recreational facilities and customary accessory uses, such as snack bars, ancillary retail, physical fitness or therapy, child care for patrons, and similar uses. Permitted uses in the PDD-REC subdistrict include: golf courses; recreational buildings; tennis, handball, basketball and other court game areas; baseball, soccer and other ballfields and stadiums; private or not for profit recreational facilities and customary accessory uses such as snack bars, ancillary retail, physical fitness or therapy, child care for patrons, and similar uses; and customary accessory uses, structures and buildings.

The PDD-REC and PDD-MUN subdistricts have similar bulk requirements including: a maximum lot occupancy of 15%, a maximum FAR of 0.3, a minimum 100-foot setback from Carleton Avenue, and a minimum building setback of 25 feet from all other roads. The PDD-MUN subdistrict also has a maximum height limitation of 80 feet. No height limitation is identified for the PDD-REC subdistrict.

For projects proposed within the Central Islip PDD, the Planning Director must review architectural drawings for consistency with the Master Plan before any building permits will be issued. Landscape plans must also be approved by the Planning Division. Projects within the PDD are also subject to regulations regarding buffers and screening, exterior lighting and permitted encroachments.

2. Anticipated Impacts

Land Use Compatibility

The project site is located within the southwest corner of the Central Islip PDD, an area of uses with commercial, industrial, or institutional nature. The northern portion of the project site will continue to support outdoor baseball facilities, a use that has

existed comfortably on the site and has been compatible with its immediately surrounding neighbors. The project will also introduce a new indoor sports facility component on the south side of the site. The portion of the site with the indoor sports facility would retain a vegetated buffer approximately 65-feet wide along the Carleton Avenue frontage.

The closest neighboring use to the north is an office building, which accommodates shared use of its parking area with the ballfields. The closest residential neighborhood is to the west, off Wilson Boulevard. However, this area is separated by the project site from a substantial vegetated buffer, as well as the existing DPW Drive. Therefore, this neighborhood would not be expected to experience any significant land use impacts.

The parcels immediately to the west and south are Town and NYS Department of Transportation yards. Storage/maintenance facilities are relatively “heavy” uses that would not be expected to be adversely affected by a neighboring land use, particularly a recreational use.

Active land uses to the east include parking for the courthouse complex to the south of Courthouse Drive and an office building to the north of that roadway. Neither of these uses have characteristics that are incompatible with recreational facilities. In addition, these uses typically have peak activity during the weekday and would be relatively inactive during weekends and evenings when most sporting events would occur. The southern portion of the site would also retain a 65-foot vegetated strip along the road frontage, which would buffer the indoor sports complex from people traveling on Carleton Avenue and uses to the east.

Master Plan Consistency

As indicated above, the Master Plan update suggested that the area at the southwest corner of DPW Drive and Carleton Avenue, as well as the recharge basin area, could be reserved for research industrial or corporate office use. Although recommended in the Plan, the rezoning of the recharge basin and the Carleton Avenue west corporate site did not occur, and they remain in the PDD-Municipal sub district.

The Applicant has requested to amend the Master Plan for the Central Islip PDD to reflect recreational use across the entire site to ensure that the proposed project and related zoning revision are consistent with the Master Plan. While proposing a use that differs from the Master Plan recommendation for a portion of the site, the project would continue to support the overall goals of the Master Plan and the PDD. In

addition, this proposal is more responsive to market conditions/realities. In the time since the adoption of the Master Plan Update, no office or industrial development has occurred at the site.

The primary goal of the Master Plan Update remained the same as the goal for the 1989 Master Plan: to support the efforts of the Town of Islip in the revitalization of Central Islip. The wide range of specific proposals in the Update was intended to create a dynamic center of activity for Central Islip. The mix of residential, educational, commercial and municipal uses was to ensure a lively 24-hour community with a range of housing types to address the Town's need for diversified housing, opportunities for additional commercial and research/industrial uses to provide jobs and revitalization, and more open space and recreational opportunities to benefit current and new residents.

As described in the original Master Plan, the variety of uses was intended to create a vibrant center of activity for the community, while maintaining the park-like atmosphere of the property. The original Master Plan also notes that the preservation and improvement of the PDD recreational areas was vital to the overall success of the Master Plan development and identified a 70-acre site to the east of Carleton Avenue and a 16-acre site to the west of Carleton Avenue (the northern part of the subject site containing the ballfields) to be reserved for recreational uses. The existing Town Little League fields were also noted to be upgraded.

The proposed project would help provide the diversity of uses necessary for the area to function as a community and would help address the need for recreational opportunities in the larger hamlet. It would also result in reconstruction and improvement of the Little League fields at a relocation site on Eastview Drive. As a result, the project would be consistent with the overall intent of the Master Plan, and amendment would not result in significant adverse impacts.

Zoning

As part of the project, the Applicant has requested a zoning amendment to remap the portions of the site currently within the PDD-MUN subdistrict to the PDD-REC subdistrict. This would ensure the entire site has one, consistent zoning designation. The PDD-MUN subdistrict permits private or not-for-profit recreational facilities and customary accessory uses, such as snack bars, ancillary retail, physical fitness or therapy, child care for patrons, and similar uses, which could be construed to permit the proposed indoor facility use. However, the PDD-REC subdistrict also includes recreation buildings, court game areas, and baseball, soccer and other ballfields and

stadiums, as well. These categories are more specific and tightly tailored to the type of recreation use that is proposed. In addition, the PDD-MUN subdistrict includes a maximum height limitation of 80 feet. The proposed building has a height of 95 feet in order to permit a sufficient interior clear height to permit unobstructed play. The Recreation subdistrict does not have a height requirement.

Project compliance with the Recreation subdistrict dimension regulations is illustrated in the table below:

**Table III.A-1
Zoning Compliance Chart**

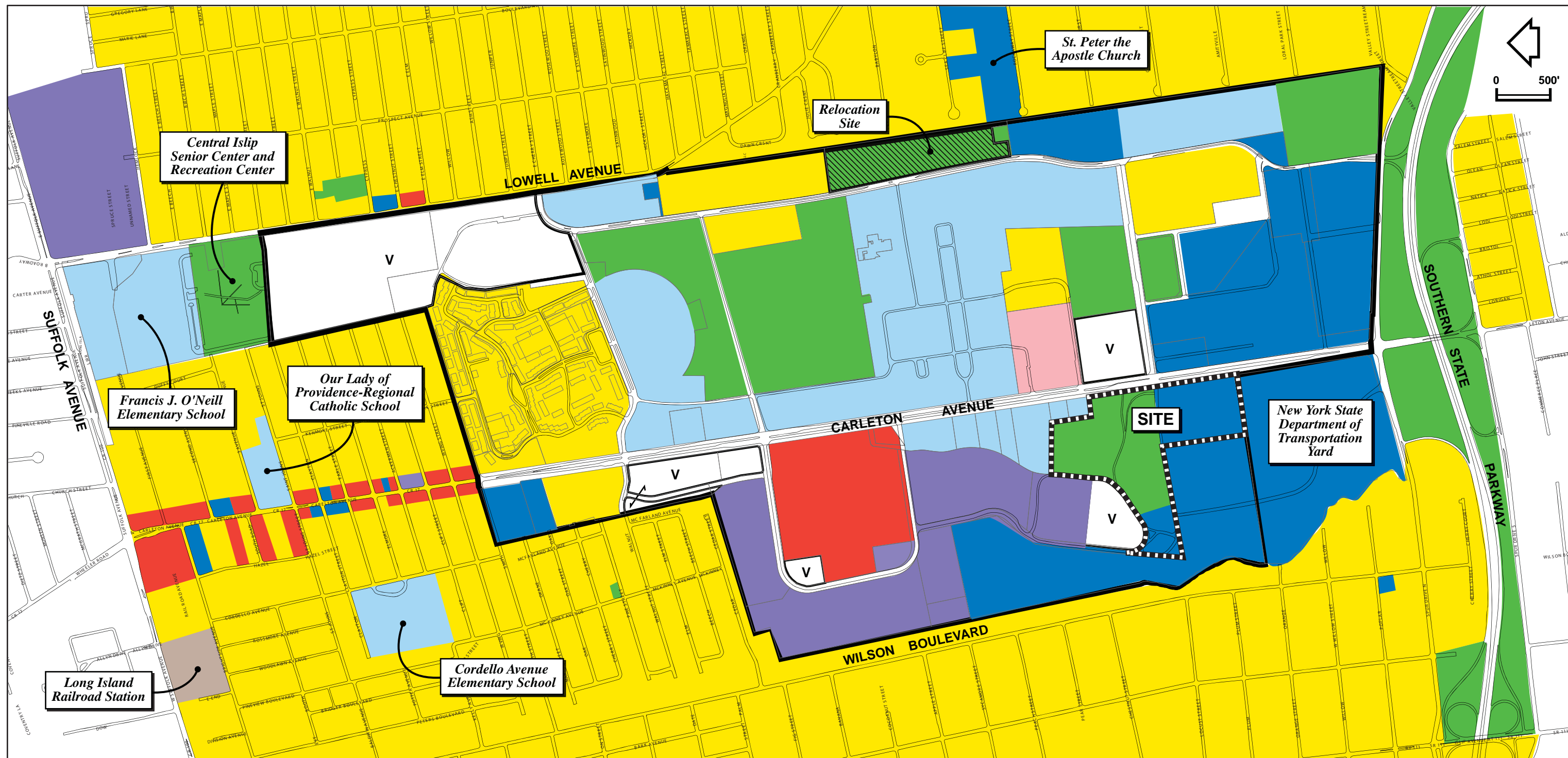
Dimensional Requirement	Required	Proposed
Maximum lot occupancy	15%	13.3%
Maximum FAR	0.30	0.18
Minimum setback from Carleton Avenue	100 feet	136
Minimum setback from public or private roads*	25 feet	136

*May be modified by up to 25% by Planning Board.

The proposed amendment consists only of a map amendment. Since there is no text amendment of the subdistrict use or dimensional requirements, there is no potential for the changes to affect zoning or development potential in other portions of the Central Islip PDD.

3. Proposed Mitigation

The proposed sports complex would be compatible with surrounding land uses and support the overall objectives of the Master Plan and the PDD. With the proposed zoning map amendment, it would also meet all use and dimensional zoning requirements. Therefore, no mitigation is proposed.

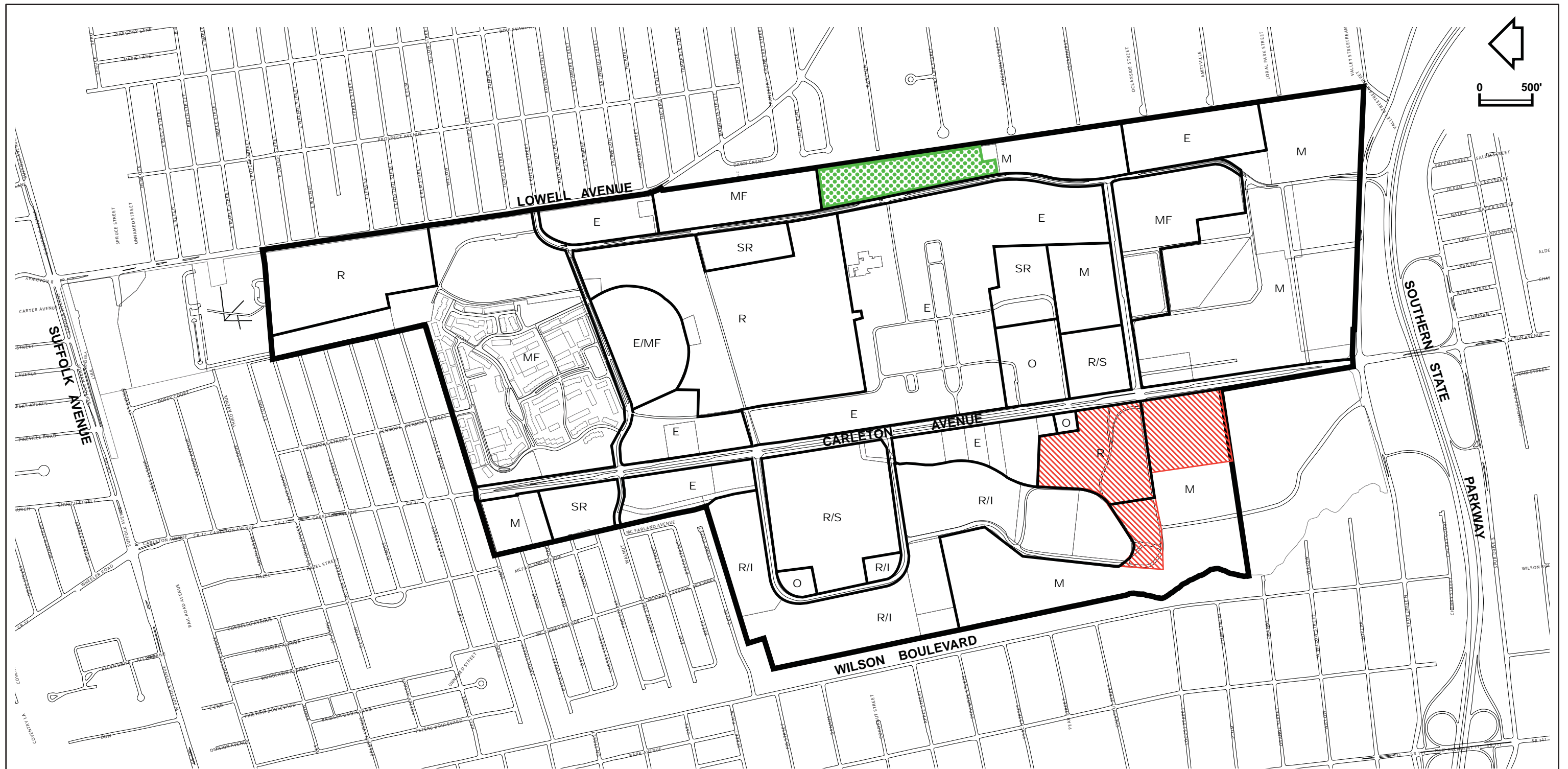


- | | |
|---|--|
| Residential | Project Site Boundary |
| Retail/Services | Relocation Site |
| Commercial Office | Central Islip PDD |
| Educational | |
| Public/Quasi-Public | |
| Industrial/Research | |
| Open Space/Recreation | |
| Transportation | |
| V Vacant | |

Exhibit III.A-1
EXISTING LAND USE

ULTIMATE GAME SPORTS COMPLEX
 Central Islip, New York

Saccardi & Schiff, Inc. - Planning and Development Consultants



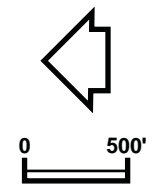
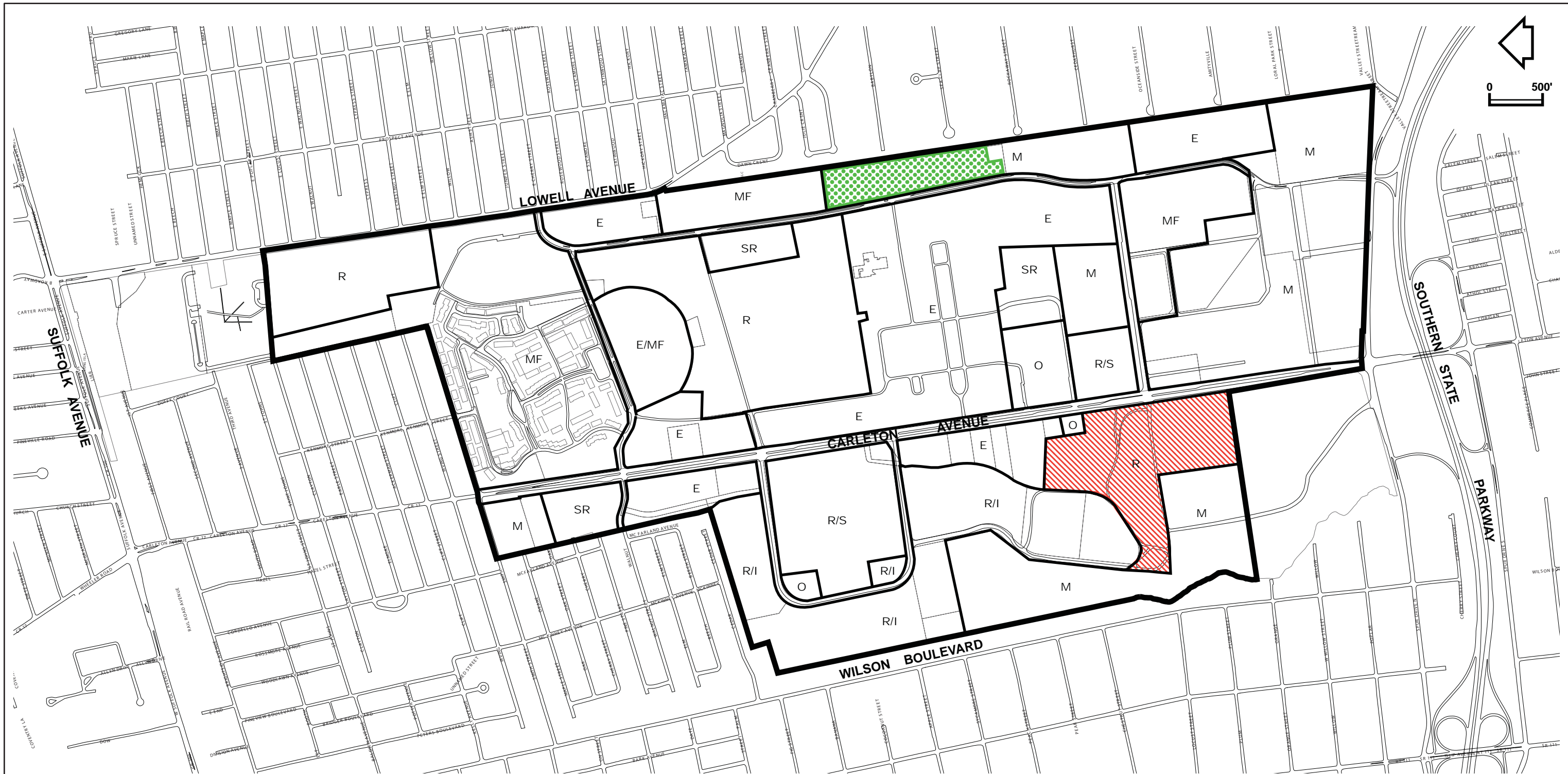
- E Educational Campus
- R/I Research-Industrial
- R/S Retail-Service
- O Office
- MF Multi-Family Residential
- SR Senior Citizen Residential
- R Recreation
- M Municipal

-  Project Site
-  Relocation Site
-  Central Islip PDD

Exhibit III.A-2
EXISTING
SUB DISTRICT DELINEATION
CENTRAL ISLIP PDD

ULTIMATE GAME SPORTS COMPLEX
 Central Islip, New York

Saccardi & Schiff, Inc. - Planning and Development Consultants



- E Educational Campus
- R/I Research-Industrial
- R/S Retail-Service
- O Office
- MF Multi-Family Residential
- SR Senior Citizen Residential
- R Recreation
- M Municipal

-  Project Site
-  Relocation Site
-  Central Islip PDD

Exhibit III.A-3
PROPOSED
SUB DISTRICT DELINEATION
CENTRAL ISLIP PDD

ULTIMATE GAME SPORTS COMPLEX
 Central Islip, New York

Saccardi & Schiff, Inc. - Planning and Development Consultants

B. Water Resources

1. Existing Conditions

Currently, the approximately 35.98 acre site is mostly unpaved and cleared with established wooded areas along portions of the northern, western and eastern boundary of the site. The site is comprised of seven ball fields used by the local Little League, a Suffolk County recharge basin, DPW Drive (which is a Town maintained paved road), and the Town's DPW maintenance yard. The terrain of the site is primarily flat and ranges in elevation from 41 feet to 33 feet. The site slopes from east to west and from north to south with grades ranging from 0.3% to 0.6%. Based on five soil test pits conducted on the site in July 2010, the groundwater depths ranged from 4.6 to 12 feet below the existing surface elevation. The soils evaluated during the test pits were generally fine to medium sand (SP), and sand & gravel (SW) throughout.

The site is not located within a FEMA special flood hazard zone and there are no natural surface water bodies on the site. The existing recharge basin holds water primarily due to overgrown vegetation along the basin bottom and side slopes which prevents stormwater runoff from properly infiltrating the soils. The site does not contain any regulated freshwater wetlands, however, a NYSDEC regulated freshwater wetland does exist east of the property along Champlin Creek, which is located approximately 250 feet from the western boundary of the site.

The existing County recharge basin on site was designed solely to store stormwater runoff from portions of Carleton Avenue and not the subject site. There is an existing closed conduit drainage system from Carleton Avenue which runs along DPW Drive which conveys stormwater into the existing recharge basin.

The site has no formal stormwater management facilities which captures, conveys or stores stormwater for the existing uses on the site which include the ballfields, DPW Drive and the maintenance yard. When rainfall events occur, stormwater on the site infiltrates the existing subsurface soils or drains as overland flow to low points on the site where it infiltrates existing pervious surfaces.

2. Anticipated Impacts

Construction and operation of the proposed project is not anticipated to have a significant impact on surface water or drainage on or in the vicinity of the subject property. In general, the project's drainage system would be engineered to capture

runoff and recharge it to groundwater. The site infrastructure includes a storm drainage system that collects surface runoff from both pervious and impervious surfaces and conveys it to an underground retention system.

The proposed chambered retention system would be in lieu of drywells or recharge basin due to site constraints and shallow groundwater conditions which exist on portions of the site. The adjusted groundwater elevation for the site is 30.25 feet (NAVD 88) based on the groundwater levels obtained through the soil test pits and from information collected on the historic high groundwater on nearby USGS monitoring wells. Since the site elevations range from 41 feet to 33 feet, there is a limited subsurface profile between the existing grades and groundwater to effectively implement a conventional recharge or drywell system. The chambered retention system is very efficient in maximizing the available storage area for shallow groundwater conditions.

The system would be located throughout the site and consist of numerous storm drain field inlets connected to series of parallel circular pipes which are perforated. These pipes allow captured stormwater to infiltrate into the natural soils. Based on our soil evaluation at the time of the test pits, the soils for the site are anticipated to exhibit acceptable leaching characteristics thereby ensuring that stormwater will recharge and that the drainage system will function properly. The system would be built upon and backfilled with uniformly graded stone and wrapped in a non-woven geotextile which would provide long term infiltration while protecting against soil migration.

The proposed on-site underground chambered retention system would be designed to store a three inch rainfall event. Typically, the Town will require sites with a proposed runoff storage volume exceeding 4,000 cubic feet to implement a recharge basin on site. Since the proposed drainage system operates more like a drywell than a recharge basin, it was recognized that the eight inch storage requirement for a recharge basin would not be appropriate for the proposed chambered retention system. Instead, the two inch storage requirement for drywells was increased to three inch for the proposed system.

The additional one inch of storage for the proposed system would provide for additional storage of stormwater runoff for heavier storm events. Also, the larger storage requirement would allow for the vertical distance between the proposed system and high groundwater elevation to be reduced from two to one foot.

These amendments to standard Town drainage requirements have been reviewed by the Town Engineer, who has agreed to them in concept. However, full drainage plans have yet to be submitted and reviewed, which would occur during site plan review.

Grading and drainage plans would be designed in accordance with Town and NYSDEC accepted practices for water quality and water quantity controls. The proposed system would be subject to review and approval by the Town of Islip during site plan review. This review would ensure that all stormwater is retained on site in properly designed systems. The proposed drainage system would meet NYSDEC stormwater quality and quantity requirements under SPDES General Permit (GP-0-10-001). The system would capture on-site stormwater runoff and recharge the stormwater which would reduce the overland flow of stormwater runoff into the adjacent surface waters.

Lastly, implementation of erosion and sediment control techniques during construction and under post construction would combine to address potential stormwater impacts. Significant stormwater impacts are not anticipated from the proposed project as the drainage improvements would meet both the Town and NYSDEC stormwater requirements.

3. Proposed Mitigation

The Proposed Action would include a comprehensive erosion and sediment control plan to stabilize soils and the potential impacts to soils during construction activities and to prevent the migration of stormwater offsite.

The proposed stormwater drainage plan would include an underground chambered retention system which is a series of interconnected circular perforated pipes with catch basins at grade. The proposed drainage system would contain stormwater runoff generated on the developed surfaces which would be recharged to groundwater through the proposed chambered retention system or directly to the subsurface.

The proposed stormwater drainage plan would comply with the Town and NYSDEC drainage requirements and would mitigate the potential impacts associated with erosion and sedimentation and the potential impacts associated with stormwater runoff.

C. Traffic

A Traffic Engineering Report has been prepared by Mulryan Engineering, P.C., to evaluate the potential traffic impacts of the Proposed Action.

1. Existing Conditions

Site Access

The site is located adjacent to DPW Drive, with access via the existing traffic signal at the intersection of Carleton Avenue (CR 17) and DPW Drive/Court House Drive. The adjoining properties include a New York State Department of Transportation yard to the south, Town of Islip Department of Public Works yard to the west, an industrial park to the north and Carleton Avenue (CR 17) to the east. The properties on the east side of the intersection include the proposed Home Run Hotels site, the Federal Court complex and the Suffolk County Sports Park. The Suffolk County Sports Park is the home field for the Long Island Ducks baseball team.

The property is divided into two sections. North of DPW Drive the property is currently developed with seven Little League baseball, softball and t-ball fields. The portion of the property located along the south side of DPW Drive is currently part of the Department of Public Works yard.

Area Roadway Network/Traffic Control Description

Carleton Avenue (CR 17) consists of two lanes in each direction with turn lanes at key intersections. The roadway is located to the east of the subject property. Carleton Avenue is under the jurisdiction of the Suffolk County Department of Public Works.

DPW Drive consists of one lane in each direction. The roadway begins at Carleton Avenue and becomes South Technology Drive. South Technology Drive consists of one lane in each direction starting at DPW Drive and terminating at its intersection with South Research Place/Creative Drive. South Research Place provides one lane in each direction from DPW Drive to Carleton Avenue.

Court House Drive begins at its intersection with Carleton Avenue and continues east to Belt Drive E./Eastview Drive. The roadway consists of one lane in each direction with a center left turn lane and right turn lanes at key intersections.

The table below shows the average daily traffic volumes on Carleton Avenue:

Table III.C-1
Carleton Avenue (CR 17) Traffic Volume

Year	Average Daily Traffic (vehicles per day)
2007	23,233

Accident Data

The following provides a summary of the New York State Accident records of the roadway network from March 31, 2007 through April 1, 2010:

Table III.C-2
Accident Data

Location	Year	No. of Accidents
Carleton Avenue and Court House Drive	2007 (9-months)	0
	2008	0
	2009	7
	2010 (3-months)	1
Carleton Avenue and South Research Place	2007 (9-months)	0
	2008	5
	2009	5
	2010 (3-months)	0

One fatality occurred at the intersection of Carleton Avenue and South Research Place in 2008. The accident records indicate that the vehicle was traveling east making a left turn at an unsafe speed. No other vehicles were involved in the accident.

The intersection of Carleton Avenue and Court House Drive experienced an unusually high number of accidents in 2009. No serious injuries were reported at this intersection over the three year period.

The volume of traffic generated by the site is not anticipated to affect the accident rates at these intersections. The accident summary information is provided in the Technical Appendix.

Existing Traffic Volumes and Peak Hours

Manual turning movement counts were collected during the weekday evening and Saturday peak hours at the study intersections. The peak hour turning movement volumes are provided within the Technical Appendix of the Traffic Report and Exhibits III.C-1 through III.C-4. The turning movement data was collected during the following time periods:

- In the evening from 4:00 p.m. to 6:00 p.m.
- In the evening from 4:30 p.m. to 7:30 p.m.
- On Saturday from 12:00 p.m. to 2:00 p.m.
- On Saturday from 6:30 p.m. to 7:30 p.m.

The late evening counts were taken on days when the Long Island Ducks played at Suffolk County Sports Park. The results of these traffic counts were analyzed to determine the distinct hour during each of the time periods surveyed when traffic experiences its highest level referred to as the “peak hour.” The peak hour volume is used in our analysis to model the critical demand during each time period. Counts were collected on Friday, August 20th and 27th, and on Saturday August 21st and 28th, 2010.

The following is a list of the study intersections included in our analysis of the proposed project.

- Carleton Avenue (CR 17) and DPW Drive/Court House Drive
- Carleton Avenue (CR 17) and S. Research Place

Other Planned Development/Background Traffic Growth

Traffic volumes generally increase each year based on population growth and development. An ambient growth rate is used to determine the future base traffic volumes. The ambient growth rate takes into account developments that will increase the volume of traffic at the study intersections prior to the completion of this project.

The Town identified three projects under review in proximity to the subject site. Two of the projects are a 400,000 square foot food distribution center on Lowell Avenue south of Suffolk Avenue and a 284 unit residential development at the corner of Belt Drive E. and Lowell Avenue.

In order to account for the traffic generated by these projects, the existing traffic volumes at the study intersections were increased by a growth rate factor of 2.0% compounded yearly. This growth rate is applied to the existing volumes to generate the base no build traffic volumes (see Exhibits III.C-5 through III.C-8).

This rate could be considered conservative because it exceeds the standard ambient growth forecasted for this area. The additional ambient growth is used to account for local development projects that would increase traffic at the study intersections above and beyond the forecasted increase for this area.

The third project identified by the Town was the Home Run Hotel project located on the northeast corner of Carleton Avenue and Court House Drive. The traffic

generated by this project was assigned directly to the study intersections as part of the no build analysis.

For the purposes of this analysis, the future no build and build conditions are anticipated to occur within the next two years. This timeframe looks to forecast the traffic conditions beyond the completion of the project. The construction time-frame for this project is anticipated to be approximately one year.

2. Anticipated Impacts

Trip Generation

The proposed site would consist of two indoor fields and seven outdoor fields. The outdoor fields would be operated from March through October. A trip generation study was conducted at Baseball Heaven in Yaphank during the Labor Day Championship tournament. During the study, all seven playing fields were in use. The number of trips generated per field was applied to the proposed development to determine the number of trips that would be generated by the playing fields.

Additional trips would be generated by the proposed health club and day care facility. The volume of trips generated by this portion of the proposed development was based on the standard calculations compiled by the Institute of Transportation Engineers (ITE) in the 8th Edition Trip Generation, 2008.

Table III.C-3
Spring/Summer Weekday Trips

Weekday 4:00 pm to 6:00 pm	Entering	Exiting	Total
Indoor Playing Fields	48	32	80
Outdoor Playing Fields	168	112	280
Health Club	14	11	25
Day Care	<u>64</u>	<u>73</u>	<u>137</u>
	283	214	522

Table III.C-4
Spring/Summer Weekday Trips

Saturday 12:00 pm to 2:00 pm	Entering	Exiting	Total
Indoor Playing Fields	48	32	80
Outdoor Playing Fields	168	112	280
Health Club	9	11	20
Day Care	<u>12</u>	<u>7</u>	<u>19</u>
	235	161	399

Table III.C-5
Fall/Winter Weekday Trips

Weekday 4:00 pm to 6:00 pm	Entering	Exiting	Total
Indoor Playing Fields	48	32	80
Outdoor Playing Fields	0	0	0
Health Club	14	11	25
Day Care	<u>64</u>	<u>73</u>	<u>137</u>
	126	116	242

Table III.C-6
Fall/Winter Weekday Trips

Saturday 12:00 pm to 2:00 pm	Entering	Exiting	Total
Indoor Playing Fields	48	32	80
Outdoor Playing Fields	0	0	0
Health Club	9	11	20
Day Care	<u>12</u>	<u>7</u>	<u>19</u>
	69	50	119

The highway capacity analysis prepared for this project utilizes the peak Spring and Summer trip generation during the typical peak hours and during the peak hours when the Long Island Ducks are playing at the Suffolk County Sports Park (see Exhibits III.C-9 through III.C-14).

Arrival and Departure Distribution

Trips generated by the development of the site are distributed throughout the roadway network and assigned to the study intersections. The percent distribution is applied to the trip generation to establish the number of trips assigned to specific turning movements at each of the study intersections. One hundred percent of the trip generation is distributed and assigned to the site access. The distribution model is based on the travel patterns of vehicles at the study intersections observed during the traffic counts collected for this project and the anticipated travel patterns.

The directional distribution for this project anticipates that 50% of the traffic will enter the site from the south, 35% from the north and 15% from the east (see Exhibit III.C-15). Vehicles entering the site from the south will travel northbound and turn left into the site. Vehicles entering the site from the north will travel southbound and turn right into the site. Vehicles entering the site from the east will travel westbound across Carleton Avenue into the site.

As part of the proposed project DPW Drive will be realigned. This realignment and the relocation of the Little League fields will cause a redistribution of traffic on the

roadway network. Access to the Department of Public Works yard will be provided via S. Research Place.

The traffic currently using DPW Drive has been added to the traffic volumes at the intersection of S. Research Place under the build condition.

Capacity Analysis

The following provides the results of the highway capacity analysis prepared for this project in terms of level of service and delay experienced at the study intersections, under the Existing, No Build and Build Conditions.

The “Existing Condition” provides an analysis of the critical 15 minute period during the peak hour observed at the study intersections. The “No Build Condition” takes into account the background traffic growth and other planned projects that will increase the traffic volumes at the study intersections. To determine the future volume of traffic on the roadway network upon completion of the proposed project, the “Build Condition” considers the trip generation, trip distribution and No Build traffic volumes.

- Signalized Intersections:

Table III.C-7
Levels of Service

Carleton Avenue (CR 17) and DPW Drive/Court House Drive			
Time Period	Condition	Delay	LOS
PM Peak Hour	Existing	28.0	C
	No Build	30.6	C
	Build	30.3*	C
Saturday Peak Hour	Existing	20.0	B
	No Build	20.4	C
	Build	21.3	C
PM Peak Hour LI Ducks Game Day	Existing	25.3	C
	No Build	26.8	C
	Build	26.7*	C
Saturday Peak Hour LI Ducks Game Day	Existing	19.6	B
	No Build	20.1	C
	Build	21.0	C

*The overall intersection delay is based on a weighted average of each approach. The individual movement delay and level of service are provided in the technical appendix of the Traffic Report.

Table III.C-8
Levels of Service

Carleton Avenue (CR 17) and S. Research Place			
Time Period	Condition	Delay	LOS
PM Peak Hour	Existing	11.8	B
	No Build	11.9	B
	Build	12.4	B
Saturday Peak Hour	Existing	13.4	B
	No Build	13.5	B
	Build	13.7	B
PM Peak Hour LI Ducks Game Day	Existing	12.3	B
	No Build	12.5	B
	Build	12.9	B
Saturday Peak Hour LI Ducks Game Day	Existing	11.3	B
	No Build	11.4	B
	Build	12.7	B

The highway capacity analysis prepared for this project utilizes the peak Spring and Summer trip generation during the typical peak hours and during the peak hours when the Long Island Ducks are playing at the Suffolk County Sports Park.

Peak Events

The roadway network surrounding the site would have the capacity to accommodate peak events (see Exhibits III.C-16 and III.C-17 and Table III.C-9). The results below represent a peak event (e.g., a championship game) occurring during peak hour periods. However, these events are not anticipated to occur during the peak hours of the roadway network. The Levels of Services presented in the table below represent a “worst case scenario”. Peak events would be scheduled sporadically throughout the year and do not represent the typical activity of the proposed project. The Applicant anticipates approximately five or six peak events per year occurring on-site.

Table III.C-9
Levels of Service – Peak Events

Carleton Avenue (CR 17) and DPW Drive/Court House Drive			
Time Period	Condition	Delay	LOS
PM Peak Hour Peak Event	Entering	38.2	D
	Exiting	41.2	D
Saturday Peak Hour Peak Event	Entering	32.2	C
	Exiting	34.9	C
PM Peak Event During LI Ducks Game Day	Entering	34.6	C
	Exiting	44.6	D
Saturday Peak Event During LI Ducks Game Day	Entering	31.6	C
	Exiting	36.9	D

Parking Analysis

The site would provide a total of 946 paved parking stalls and 64 landbanked spaces. The number of parking spaces provided requires a variance from the Town of Islip.

A parking generation study conducted at Baseball Heaven showed a peak parking generation rate of 48 parked vehicles per field. In total the proposed site provides nine playing fields. This equated to a peak parking generation rate of 432 vehicles, which would leave ample reserve capacity for the health club and day care center.

The Town Code would require a total of 1,422 parking stalls on site. The zoning requirements consider each of the individual components of the overall site. This calculation does not consider the hours of operation of the individual land uses.

The parking variance centers on the number of seats provided for the two indoor playing fields. The main field would provide 2,800 seats, requiring 934 parking spaces. This single playing field would account for 66% of the overall parking required on site. This field is designed to provide a venue for non-typical events, such as championship games. These events would be scheduled at times when the balance of the playing fields are not in use.

**Table III.C-10
Proposed Parking**

Use	Seats	Area (sf)	Parking Requirement	Parking Stalls Required
<u>Field Complex Building</u>				
Indoor Seating	3,200		1 stall per 3 seats	1,067
Health Club (2nd Floor)		5,568	1 stall per 200 sf	28
Racquet Ball Courts (2nd Floor)		1,600	1 stall per 500 sf	4
Storage (3rd Floor)		17,396	1 stall per 600 sf	29
Day Care Center (1st and 2nd Floor)		11,952	1 stall per 200 sf	60
<u>Outdoor Fields</u>				
7 Fields	700			234
Total Parking Required				1,422
Standard Parking				934
Bus Parking				12
Landbanked Parking				64
Total Parking Provided				1,010

The site would provide 946 paved parking spaces which would be adequate to accommodate the anticipated peak demand generated by a full capacity championship game. A championship game with 90% occupancy would generate 840 parked vehicles providing over 100 available paved parking spaces.

Based on the above analysis, the site as configured would provide ample on-site parking to accommodate typical and non-typical parking demand. While the proposed parking is anticipated to meet the needs of peak events, accessory parking is available at the Cohalan Court Complex, if needed. The Cohalan Court Complex contains public parking with no prohibitions. This parking area is not utilized on weekends or evenings during the week, the anticipated times of peak use/events.

Eastview Drive Relocation

The Little League fields would be relocated to the east side of Belt Drive E. opposite L Drive. The traffic generated by the Little League would be distributed onto Belt Drive E./Eastview Drive. The majority of traffic generated by this site would enter and exit the facility outside of the peak hours of the surrounding roadway network.

Vehicles entering and exiting the Little League park would have direct access to Lowell Avenue and Spur Drive N. The site also provides indirect access to Carleton Avenue. Each intersection connecting to the major roadway system is controlled by a traffic signal. As the traffic generated by this site is already using the roadway network the potential impact is minimal. Potential traffic generated during the peak hours at the study intersections is represented by the ambient growth rate.

Currently there are approximately 78 parking spaces provided for the existing Little League fields, less than the 100 required per Town Code. The proposed relocation of playing fields would result in the need for approximately 134 parking spaces; however, 150 would be provided. The existing parking does not meet the parking requirements of the Town Code while the proposed fields would meet the requirements (see Table III.C-11).

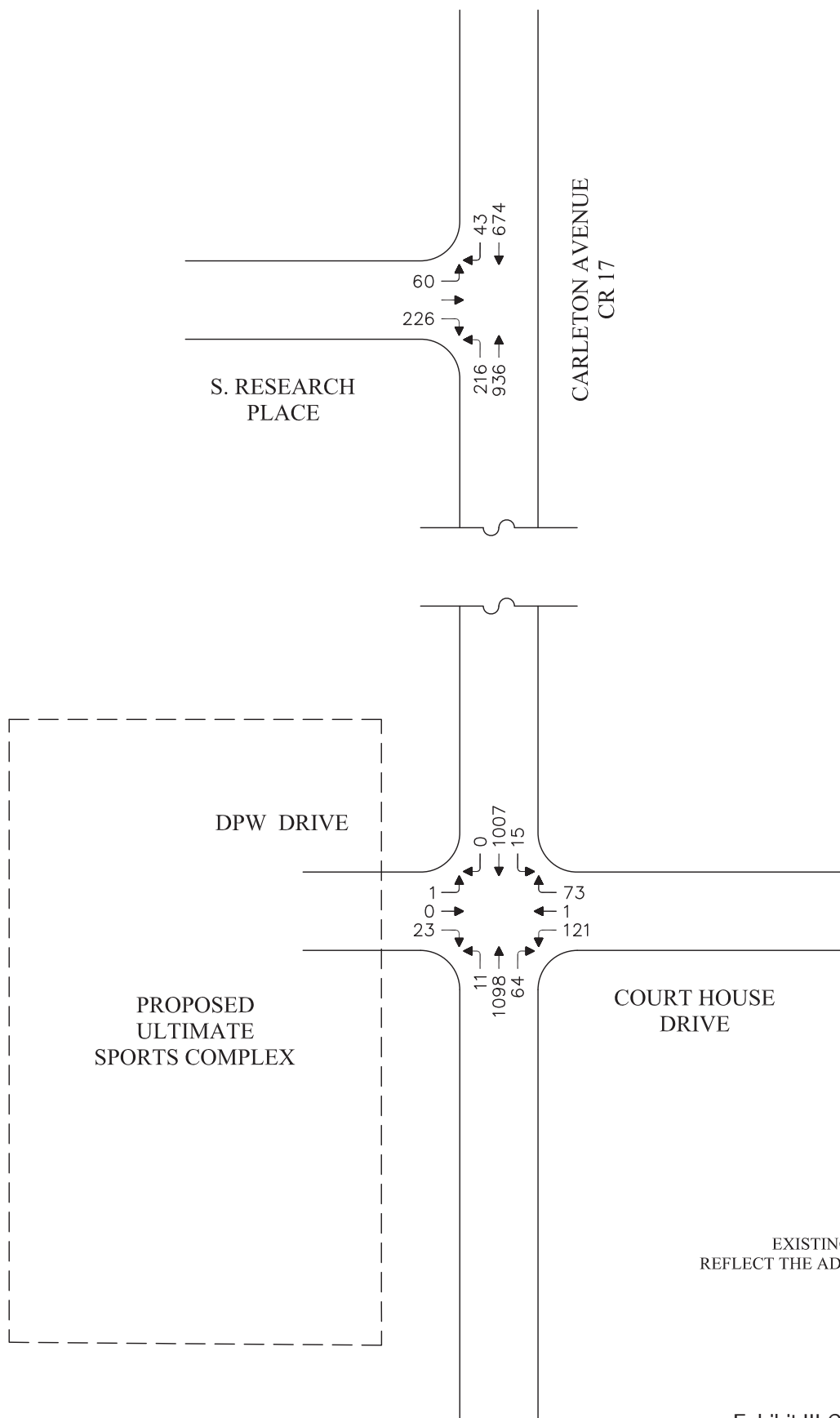
Table III.C-11
Parking for Existing and Proposed Relocated Little League Fields

Use	Seats	Parking Requirement	Parking Stalls Required	Parking Stalls Provided
Existing Fields	±300	1 stall per 3 seats	100	78
Proposed Fields	400	1 stall per 3 seats	134	150

3. Proposed Mitigation

In order to accommodate the traffic generated by the project, the applicant proposes to reconstruct DPW Drive. The western section of the roadway would be realigned to terminate into the Town of Islip Department of Public Works yard. The eastern section of the roadway would be widened and improved to provide a shared left-through lane and a dedicated right turn lane. The reconstruction of the roadway would require the replacement or modification of the traffic signal equipment within the roadway.

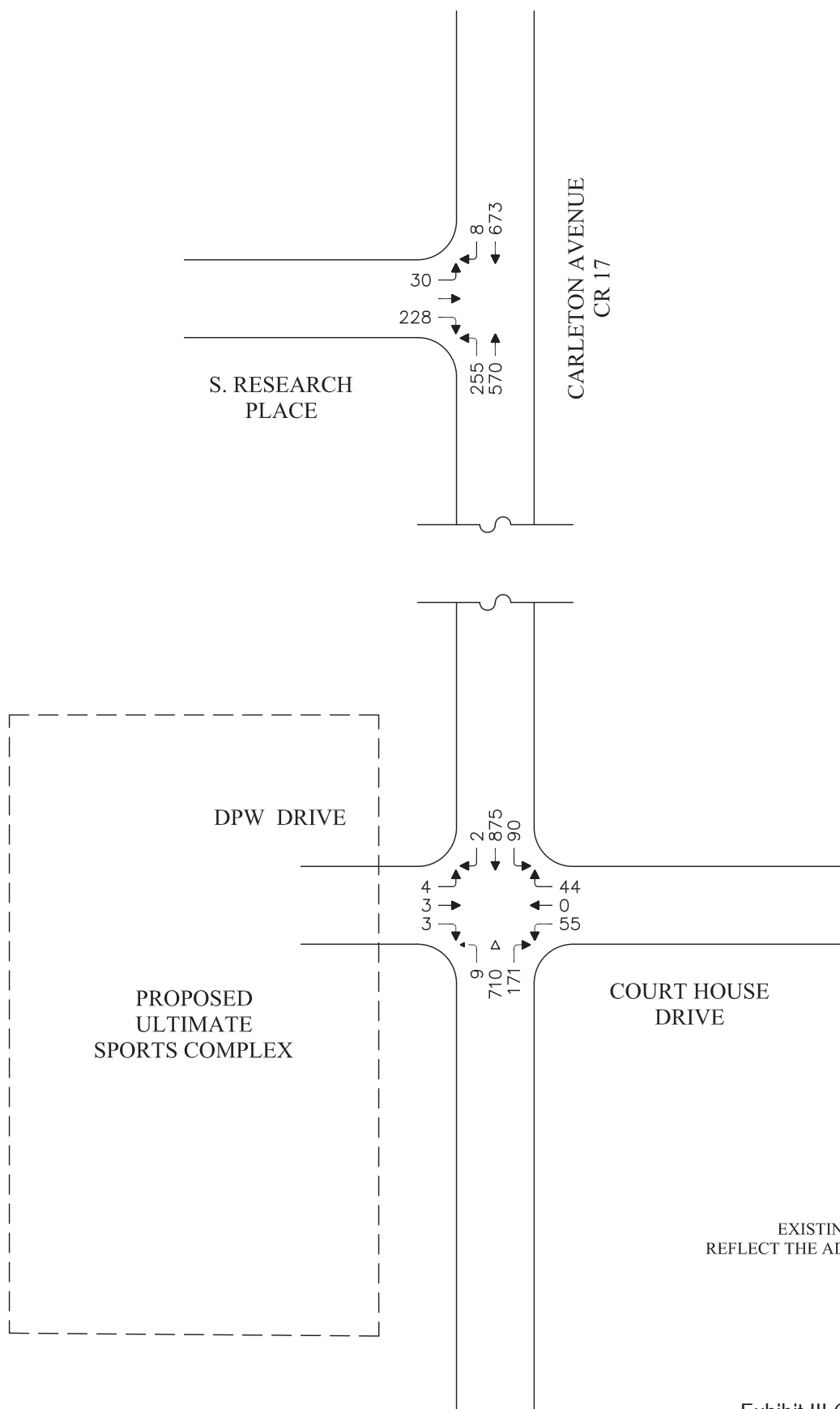
The highway capacity analysis of the study intersections indicates that the development of this property would have no significant adverse impact to the level of service of the surrounding roadway network.



EXISTING VOLUMES SHOWN
REFLECT THE ADJUSTED FLOW RATE

Exhibit III.C-1
**EXISTING PM PEAK HOUR
TRAFFIC VOLUMES**

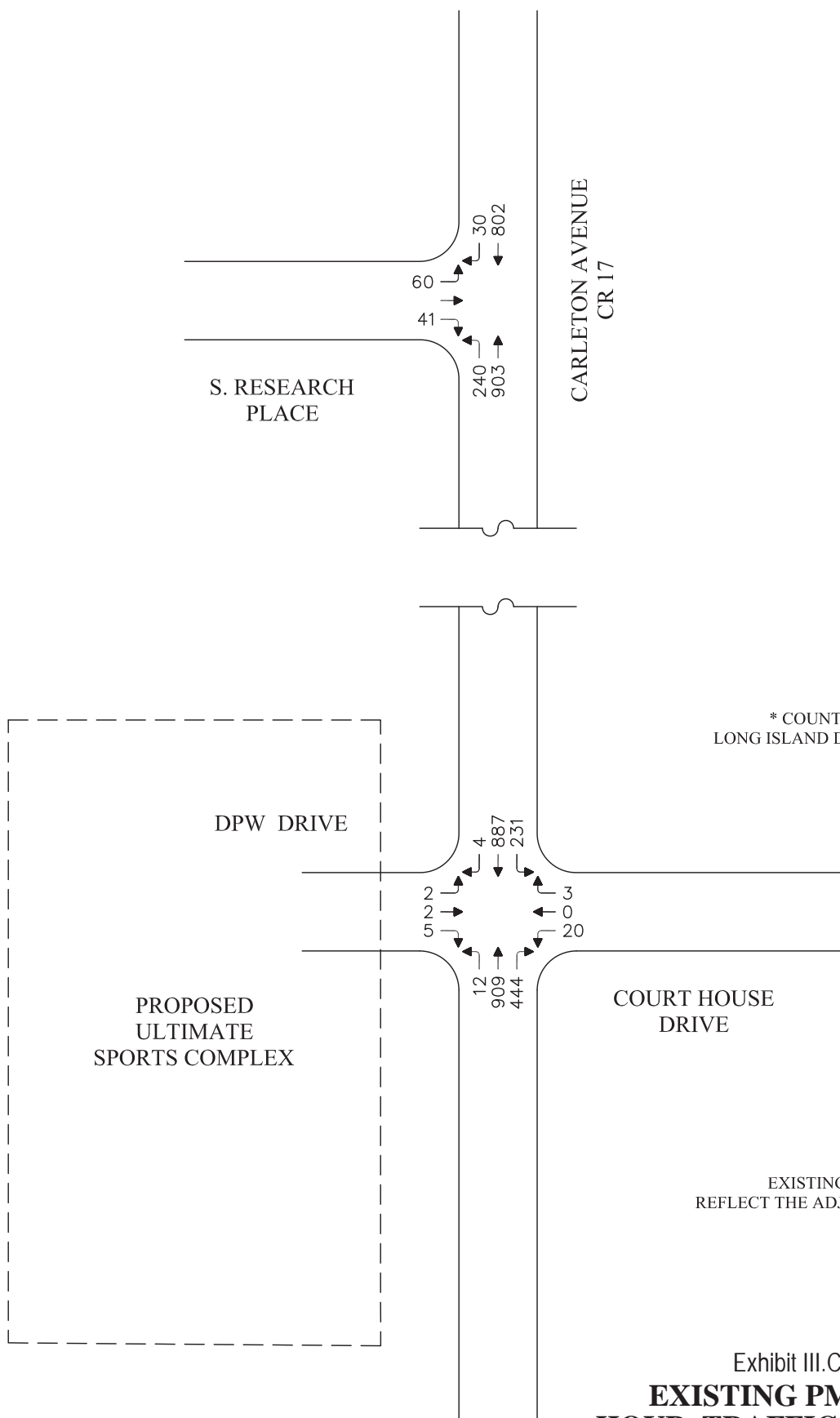
**ULTIMATE GAME SPORTS COMPLEX
Central Islip, New York**



EXISTING VOLUMES SHOWN
REFLECT THE ADJUSTED FLOW RATE

Exhibit III.C-2
**EXISTING SATURDAY PEAK
 HOUR TRAFFIC VOLUMES**

ULTIMATE GAME SPORTS COMPLEX
Central Islip, New York

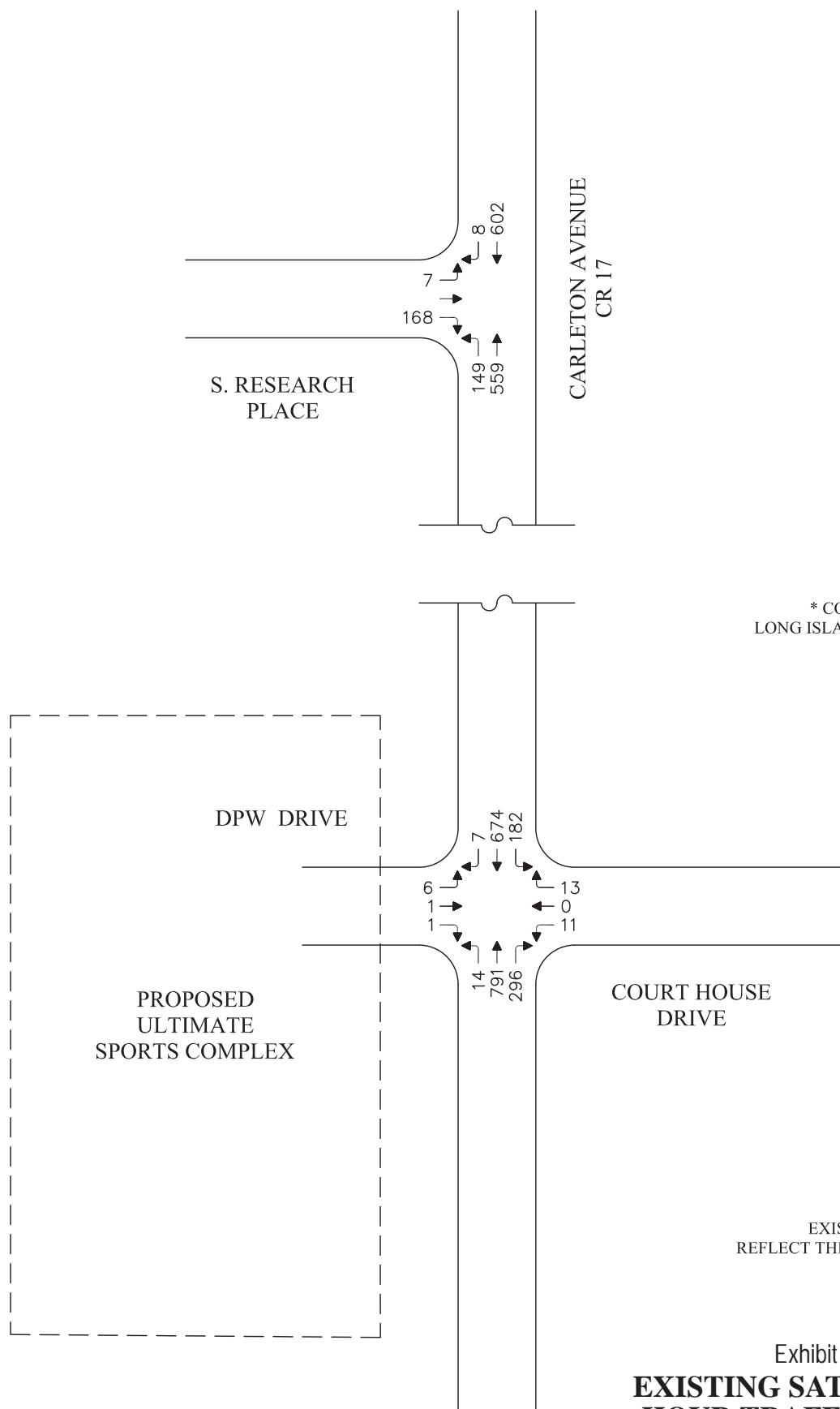


* COUNTS TAKEN DURING A LONG ISLAND DUCKS HOME GAME

EXISTING VOLUMES SHOWN REFLECT THE ADJUSTED FLOW RATE

Exhibit III.C-3
**EXISTING PM PEAK
HOUR TRAFFIC VOLUMES
DURING LONG ISLAND DUCKS
HOME GAME**

**ULTIMATE GAME SPORTS COMPLEX
Central Islip, New York**



* COUNTS TAKEN DURING A LONG ISLAND DUCKS HOME GAME

EXISTING VOLUMES SHOWN REFLECT THE ADJUSTED FLOW RATE

Exhibit III.C-4
**EXISTING SATURDAY PEAK
HOUR TRAFFIC VOLUMES
DURING LONG ISLAND DUCKS
HOME GAME**

**ULTIMATE GAME SPORTS COMPLEX
Central Islip, New York**

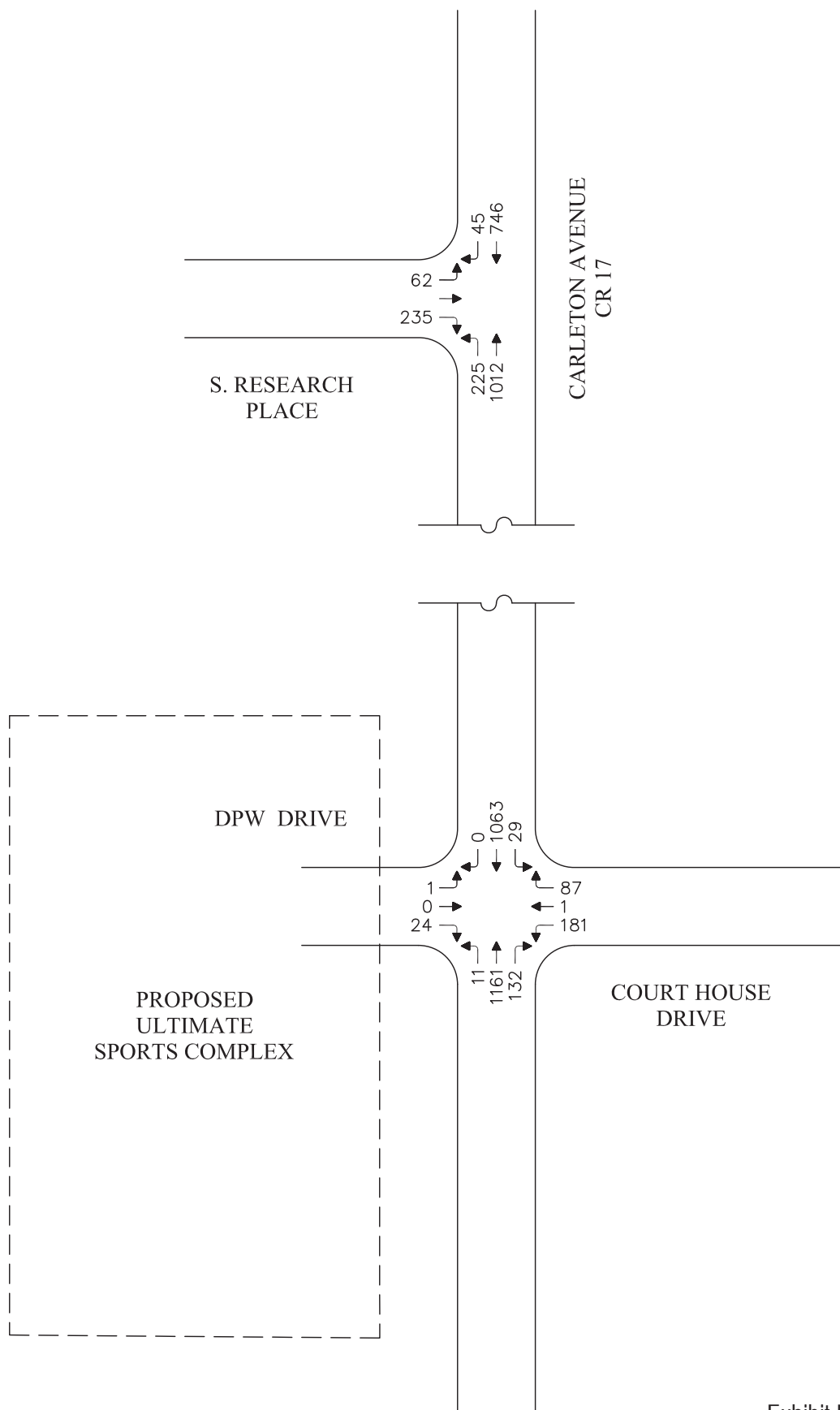


Exhibit III.C-5

NO-BUILD PM PEAK HOUR TRAFFIC VOLUMES

ULTIMATE GAME SPORTS COMPLEX Central Islip, New York

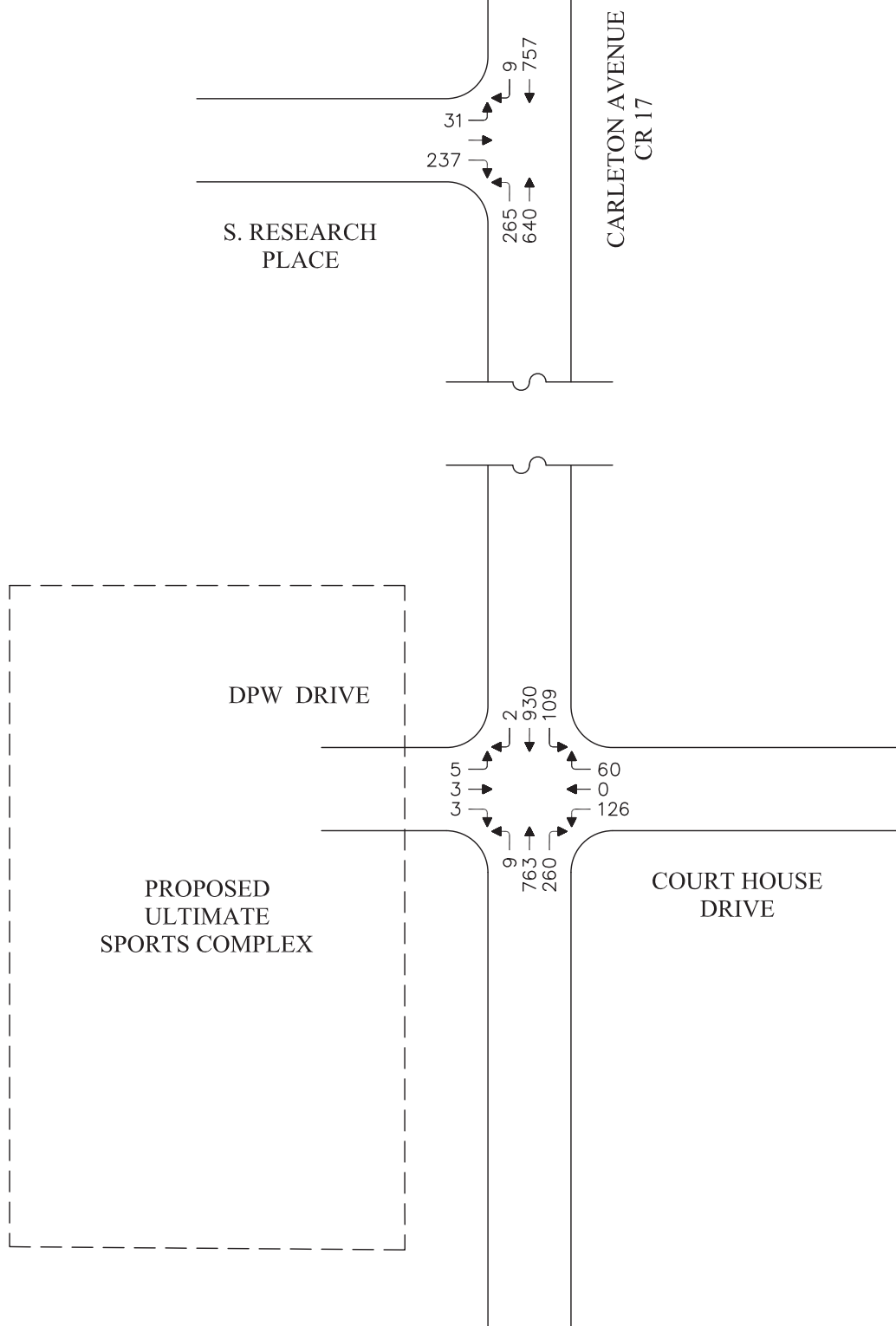
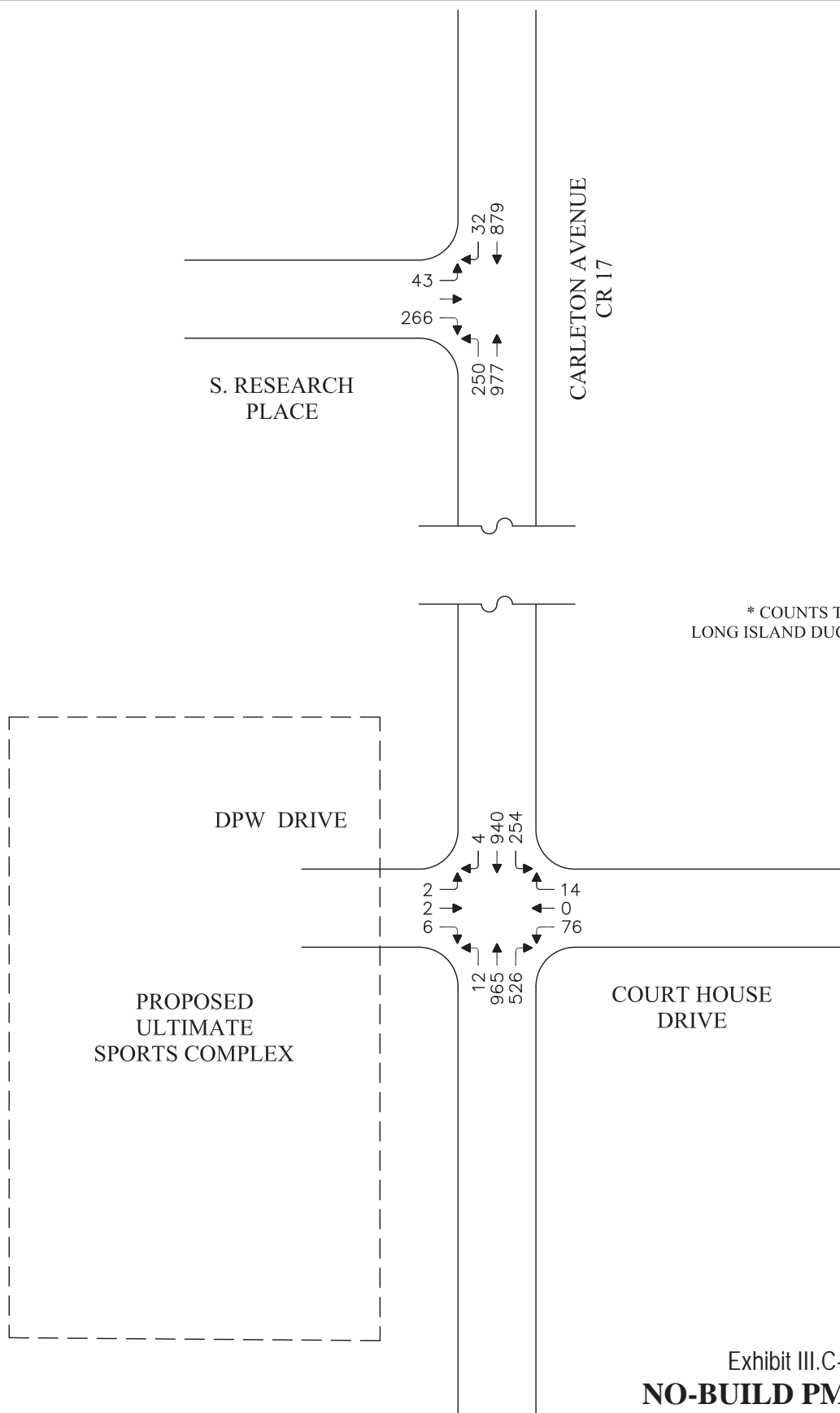


Exhibit III.C-6

NO-BUILD SATURDAY PEAK HOUR TRAFFIC VOLUMES

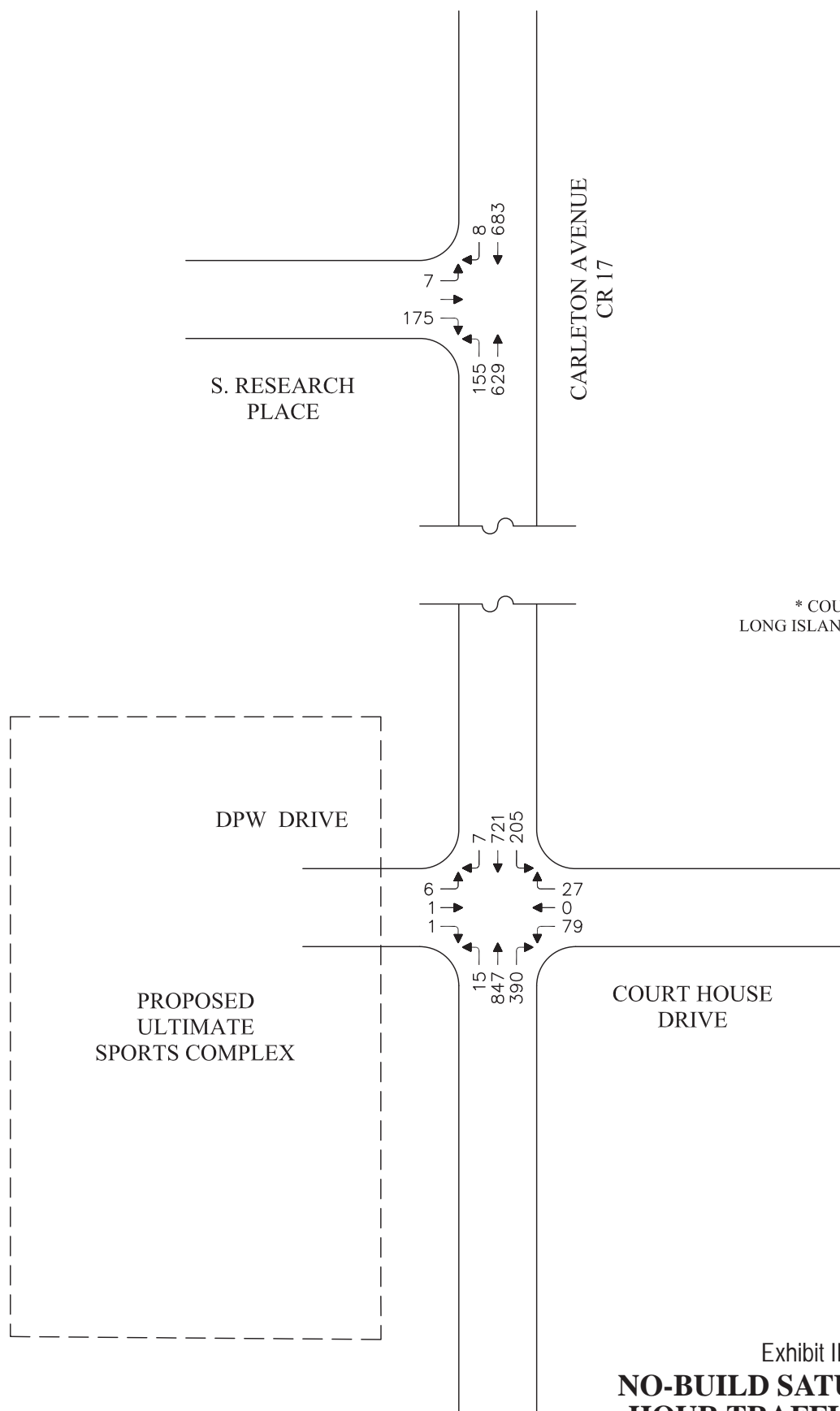
ULTIMATE GAME SPORTS COMPLEX Central Islip, New York



* COUNTS TAKEN DURING A
LONG ISLAND DUCKS HOME GAME

Exhibit III.C-7
**NO-BUILD PM PEAK
HOUR TRAFFIC VOLUMES
DURING LONG ISLAND DUCKS
HOME GAME**

**ULTIMATE GAME SPORTS COMPLEX
Central Islip, New York**



* COUNTS TAKEN DURING A LONG ISLAND DUCKS HOME GAME

Exhibit III.C-8
**NO-BUILD SATURDAY PEAK
 HOUR TRAFFIC VOLUMES
 DURING LONG ISLAND DUCKS
 HOME GAME**

ULTIMATE GAME SPORTS COMPLEX
Central Islip, New York

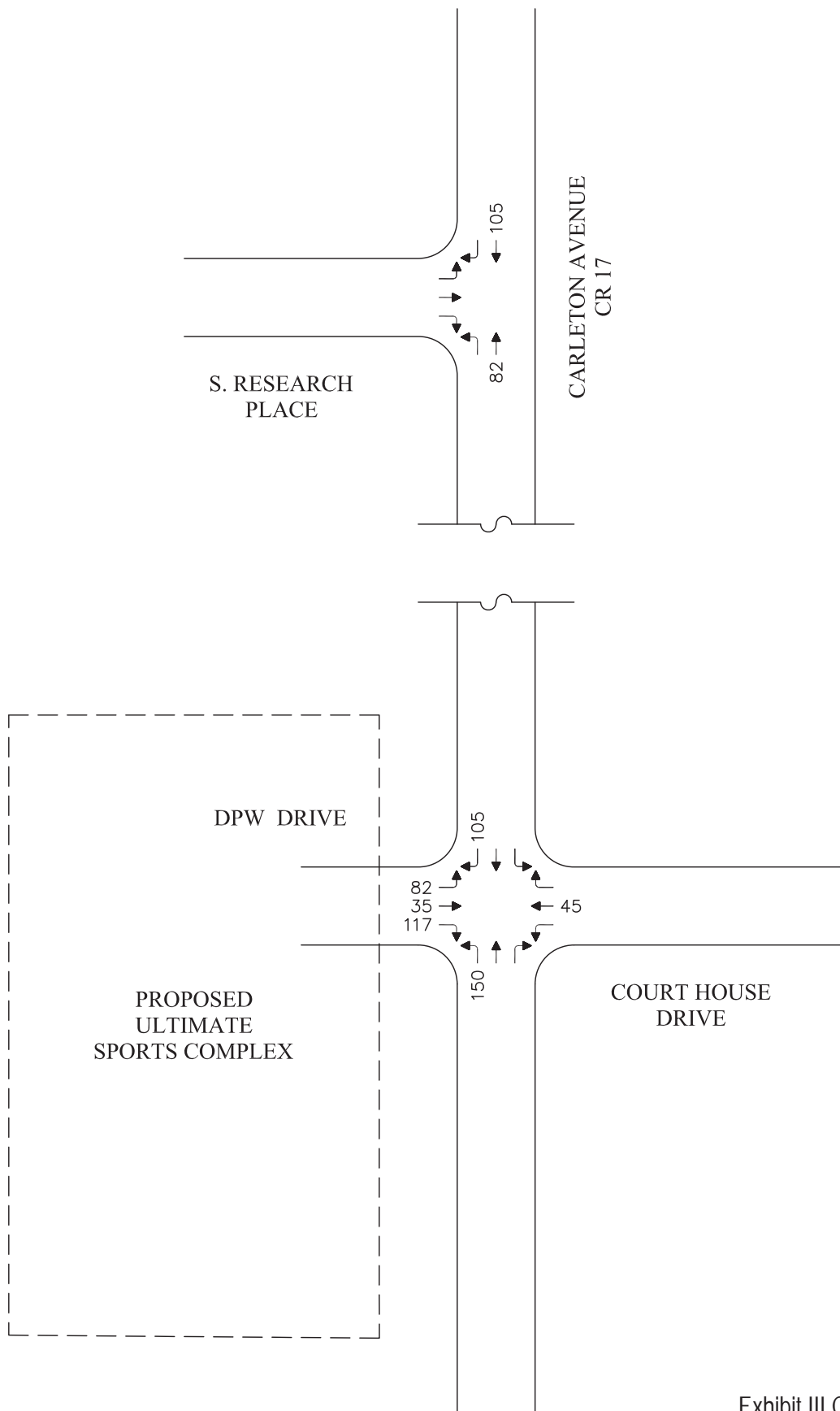


Exhibit III.C-9

**SITE GENERATED PM PEAK
HOUR TRAFFIC VOLUMES**

ULTIMATE GAME SPORTS COMPLEX
Central Islip, New York

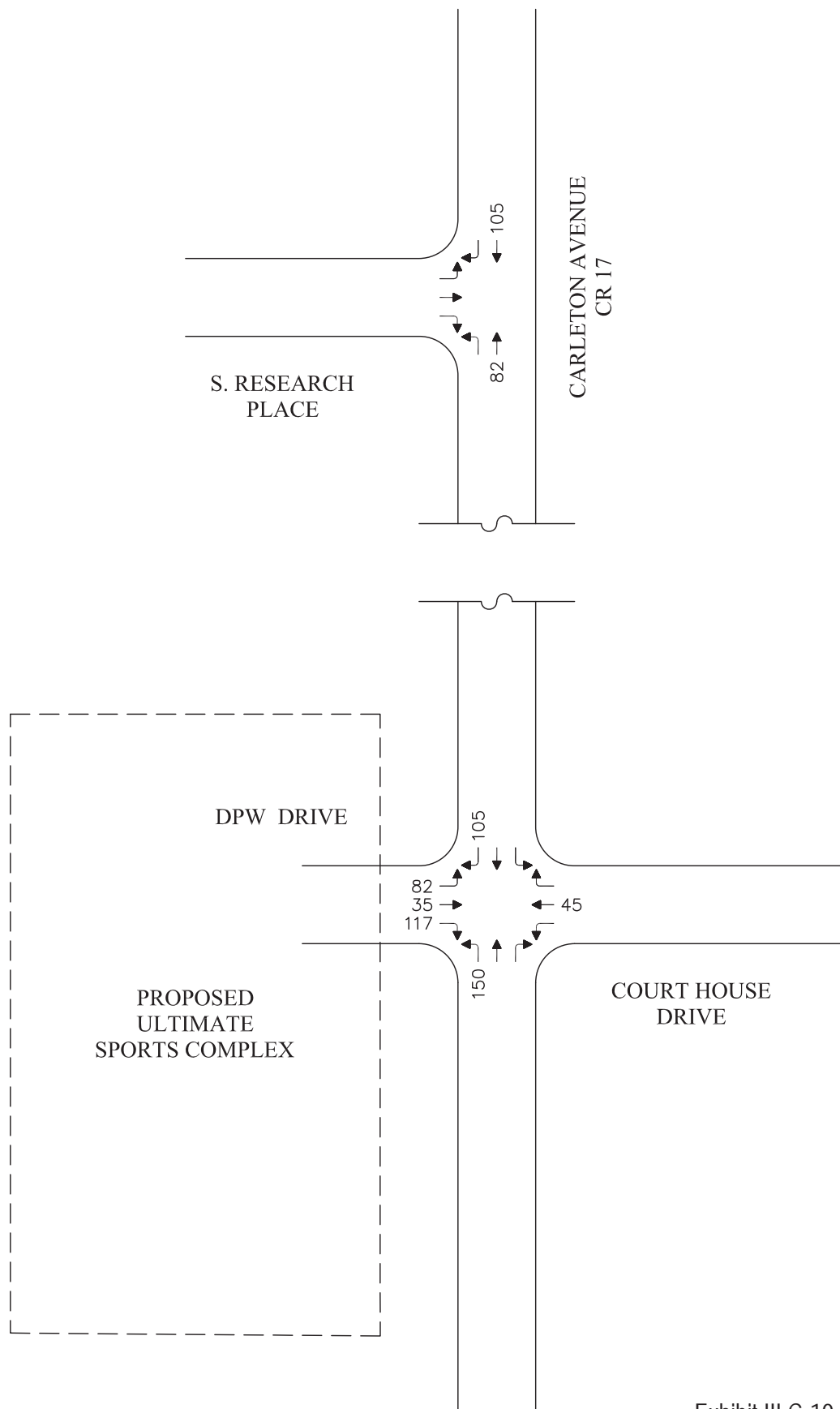


Exhibit III.C-10

**SITE GENERATED SATURDAY
PEAK HOUR TRAFFIC VOLUMES**

**ULTIMATE GAME SPORTS COMPLEX
Central Islip, New York**

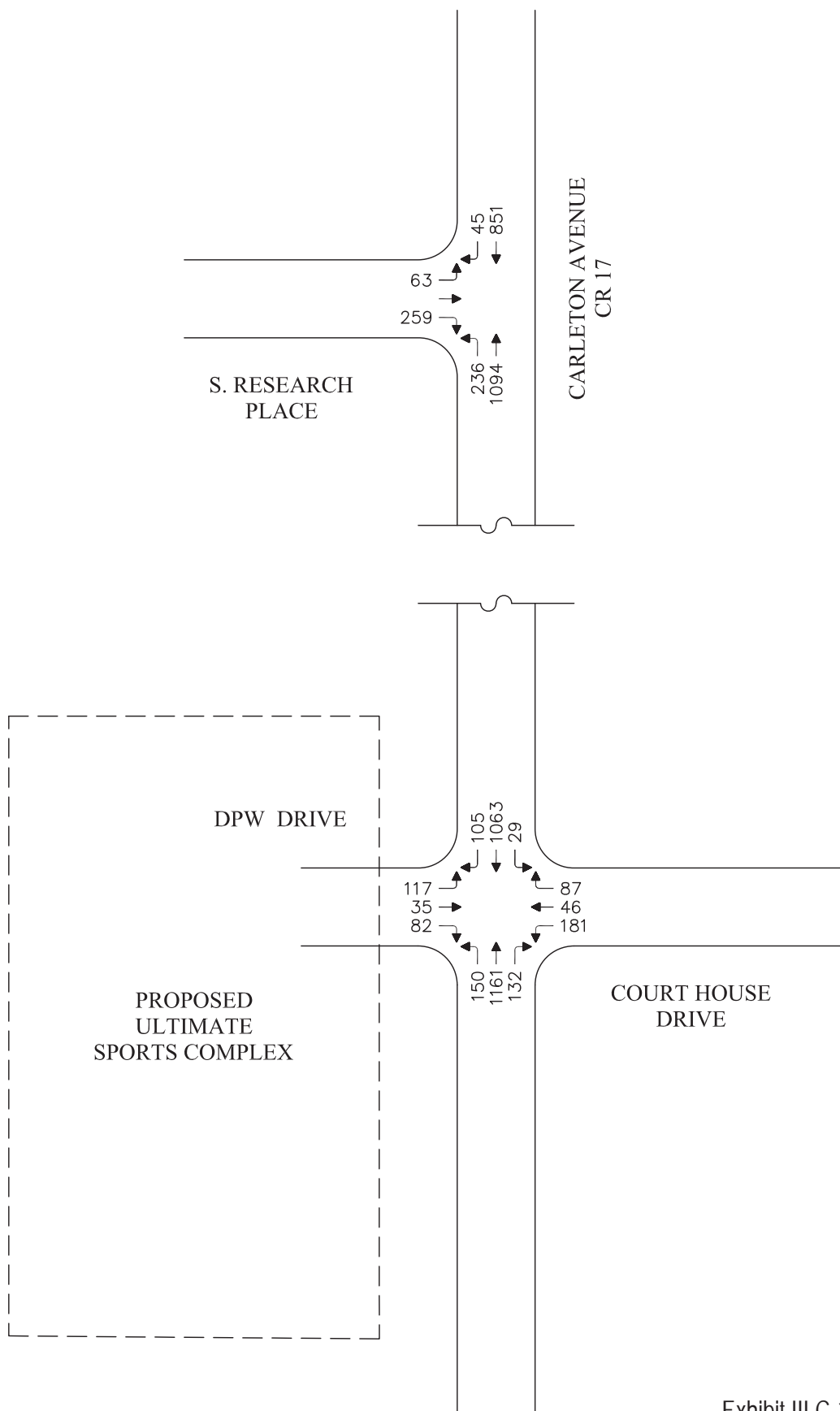


Exhibit III.C-11

BUILD PM PEAK HOUR TRAFFIC VOLUMES

ULTIMATE GAME SPORTS COMPLEX Central Islip, New York

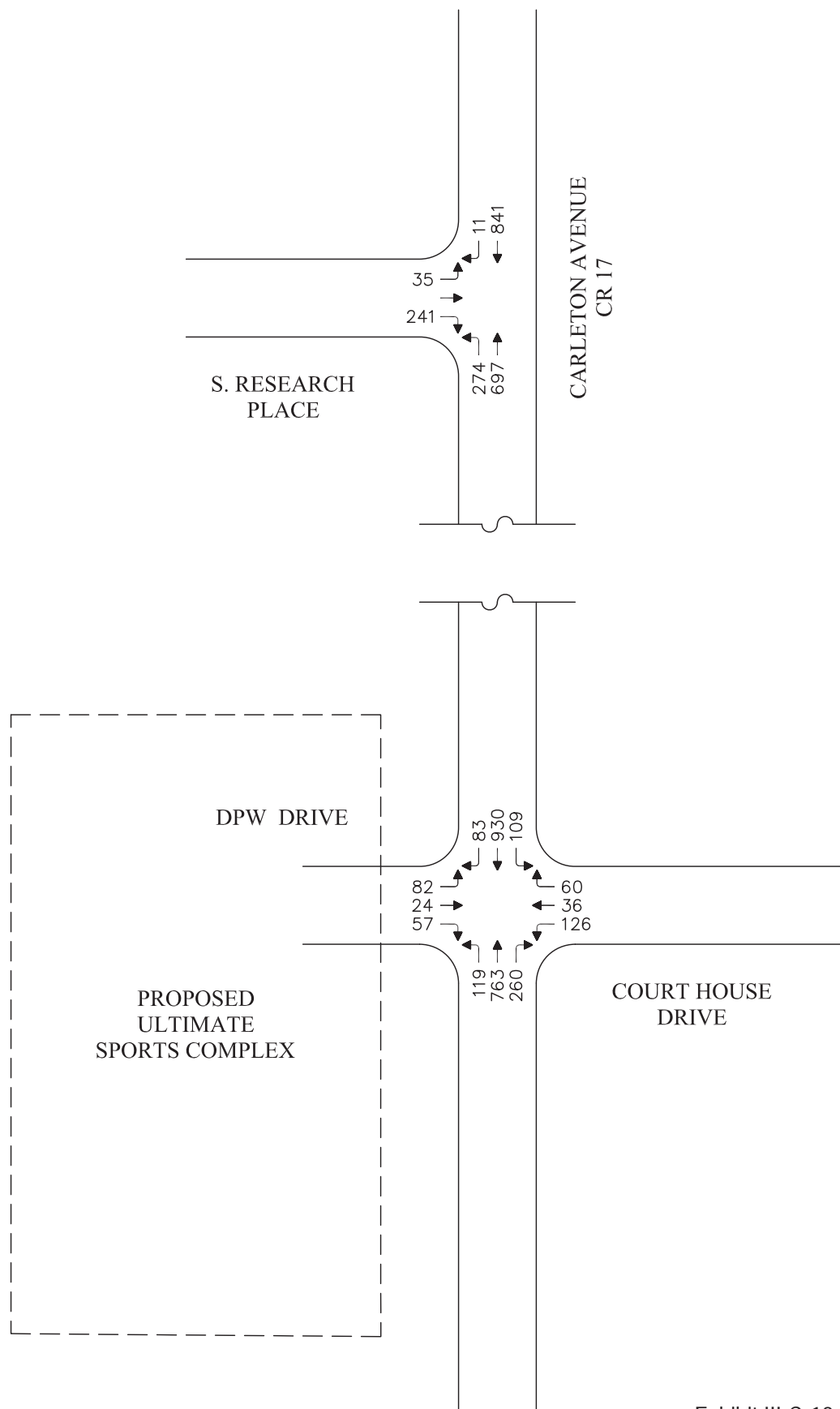
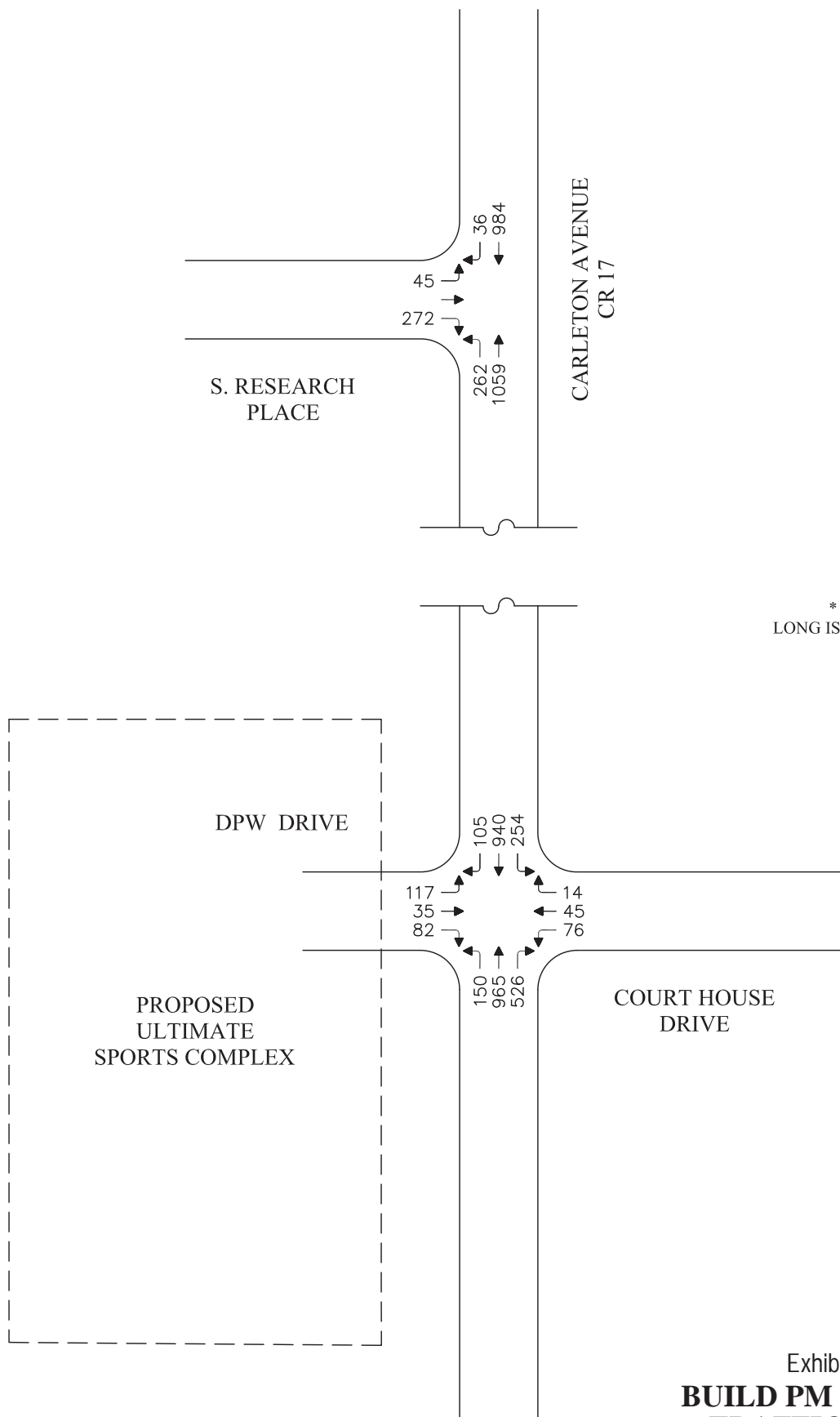


Exhibit III.C-12

BUILD SATURDAY PEAK HOUR TRAFFIC VOLUMES

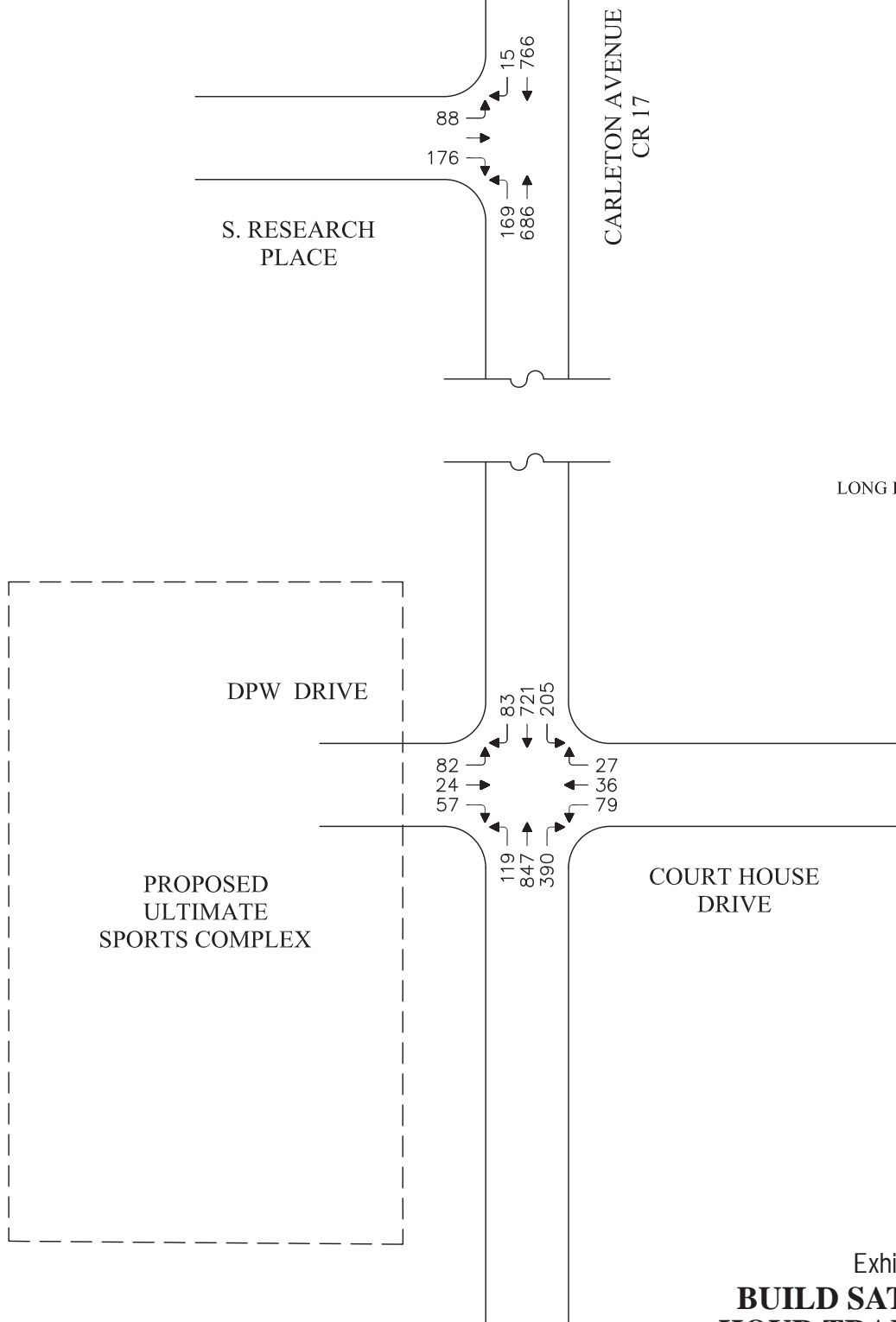
ULTIMATE GAME SPORTS COMPLEX Central Islip, New York



* COUNTS TAKEN DURING A
LONG ISLAND DUCKS HOME GAME

Exhibit III.C-13
**BUILD PM PEAK HOUR
TRAFFIC VOLUMES
DURING LONG ISLAND DUCKS
HOME GAME**

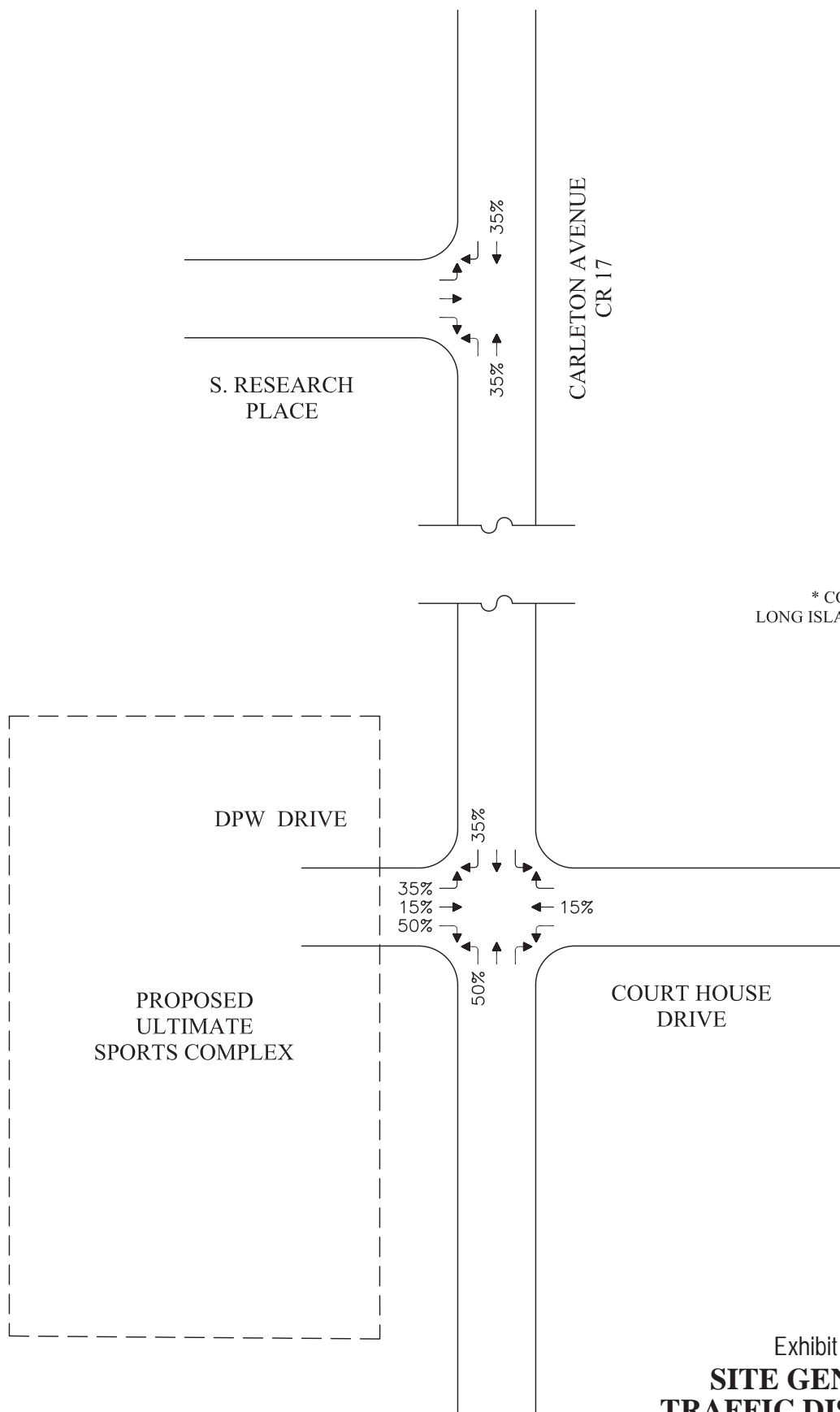
**ULTIMATE GAME SPORTS COMPLEX
Central Islip, New York**



* COUNTS TAKEN DURING A LONG ISLAND DUCKS HOME GAME

Exhibit III.C-14
**BUILD SATURDAY PEAK
 HOUR TRAFFIC VOLUMES
 DURING LONG ISLAND DUCKS
 HOME GAME**

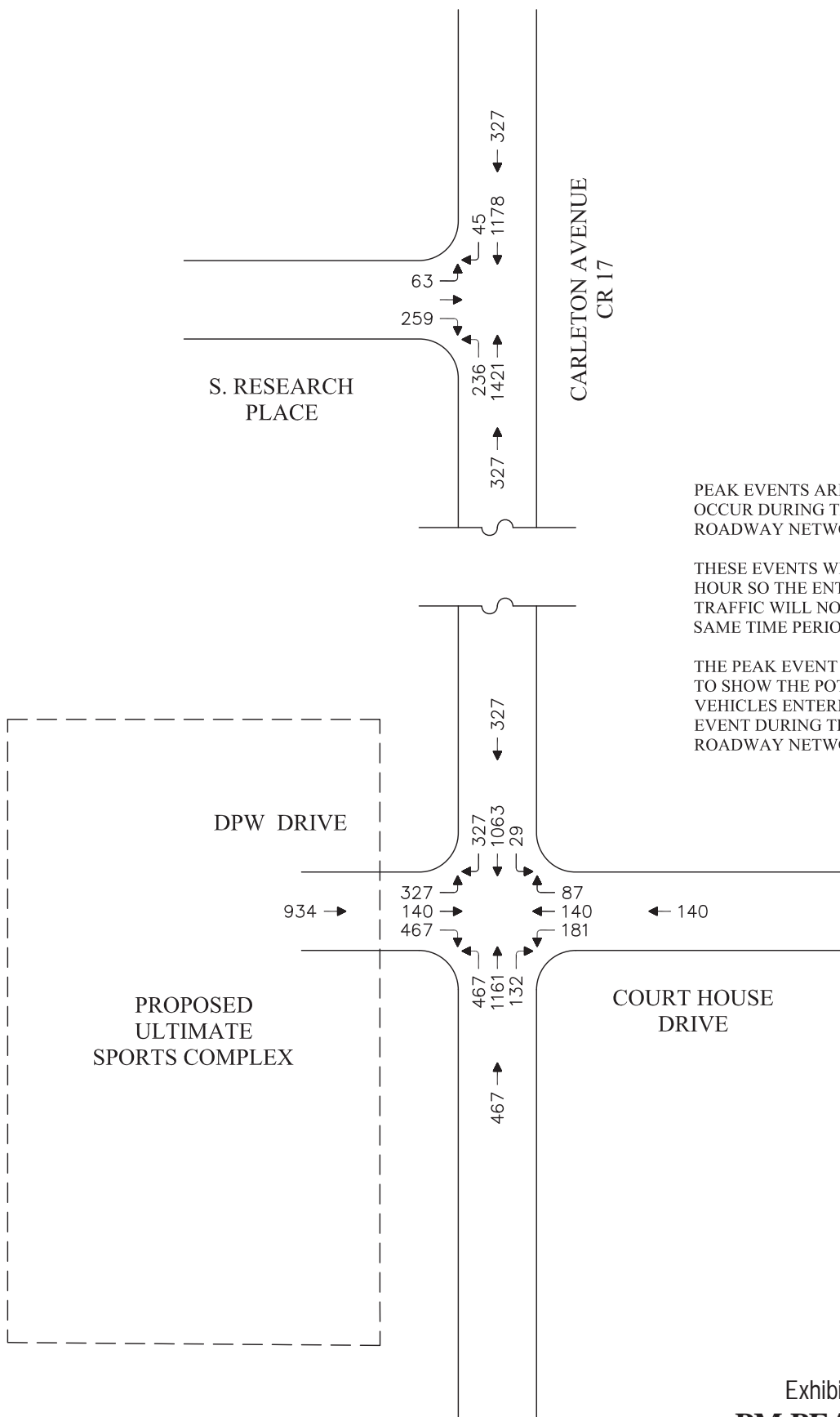
**ULTIMATE GAME SPORTS COMPLEX
 Central Islip, New York**



* COUNTS TAKEN DURING A LONG ISLAND DUCKS HOME GAME

Exhibit III.C-15
**SITE GENERATED
 TRAFFIC DISTRIBUTION
 DURING LONG ISLAND DUCKS
 HOME GAME**

ULTIMATE GAME SPORTS COMPLEX
Central Islip, New York



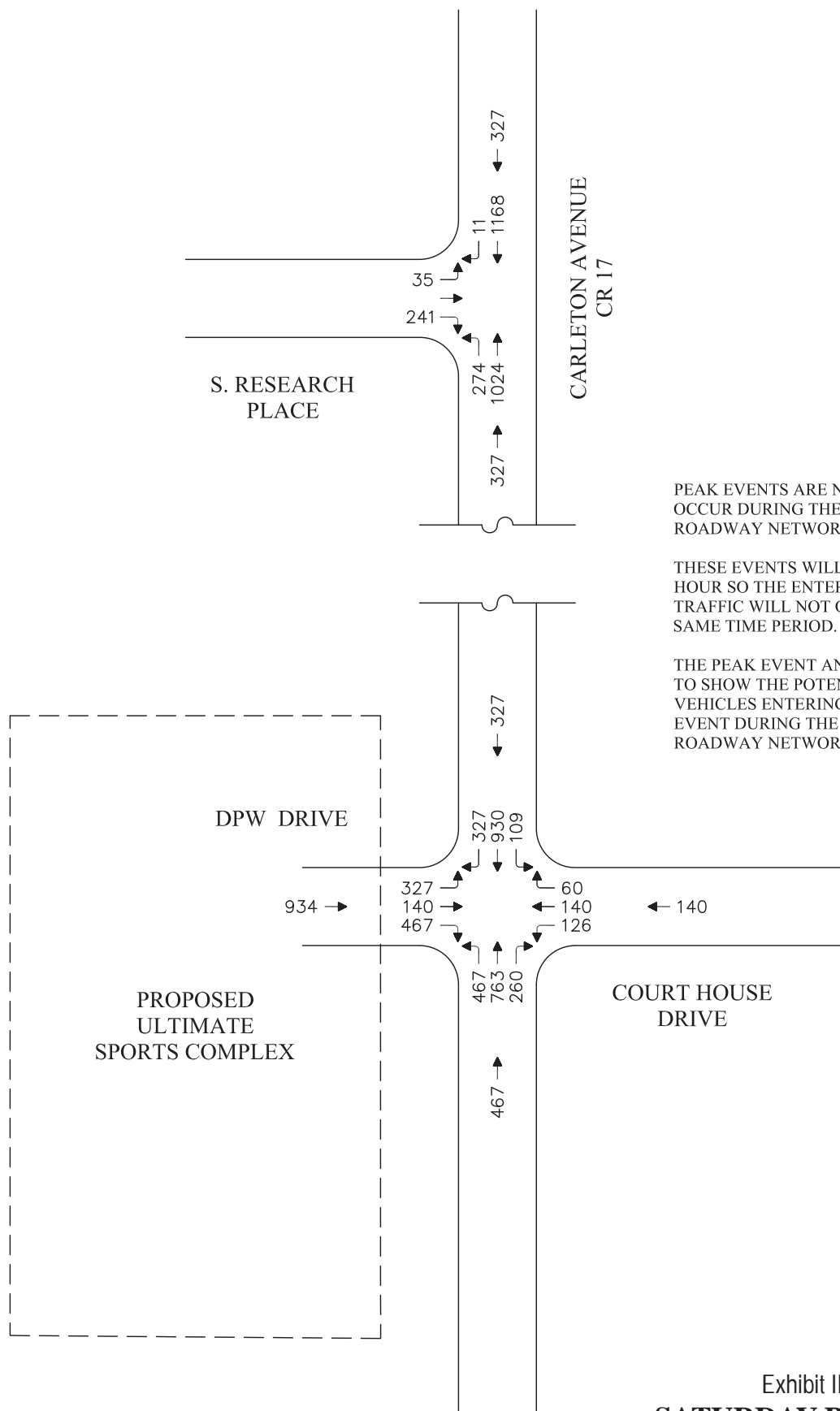
PEAK EVENTS ARE NOT ANTICIPATED TO OCCUR DURING THE PEAK HOURS OF THE ROADWAY NETWORK.

THESE EVENTS WILL LAST MORE THAN ONE HOUR SO THE ENTERING AND EXITING TRAFFIC WILL NOT OCCUR DURING THE SAME TIME PERIOD.

THE PEAK EVENT ANALYSIS IS PRESENTED TO SHOW THE POTENTIAL IMPACT OF VEHICLES ENTERING OR EXITING A PEAK EVENT DURING THE PEAK HOURS OF THE ROADWAY NETWORK.

Exhibit III.C-16
**PM PEAK HOUR
 TRAFFIC VOLUMES
 DURING PEAK EVENT**

ULTIMATE GAME SPORTS COMPLEX
Central Islip, New York



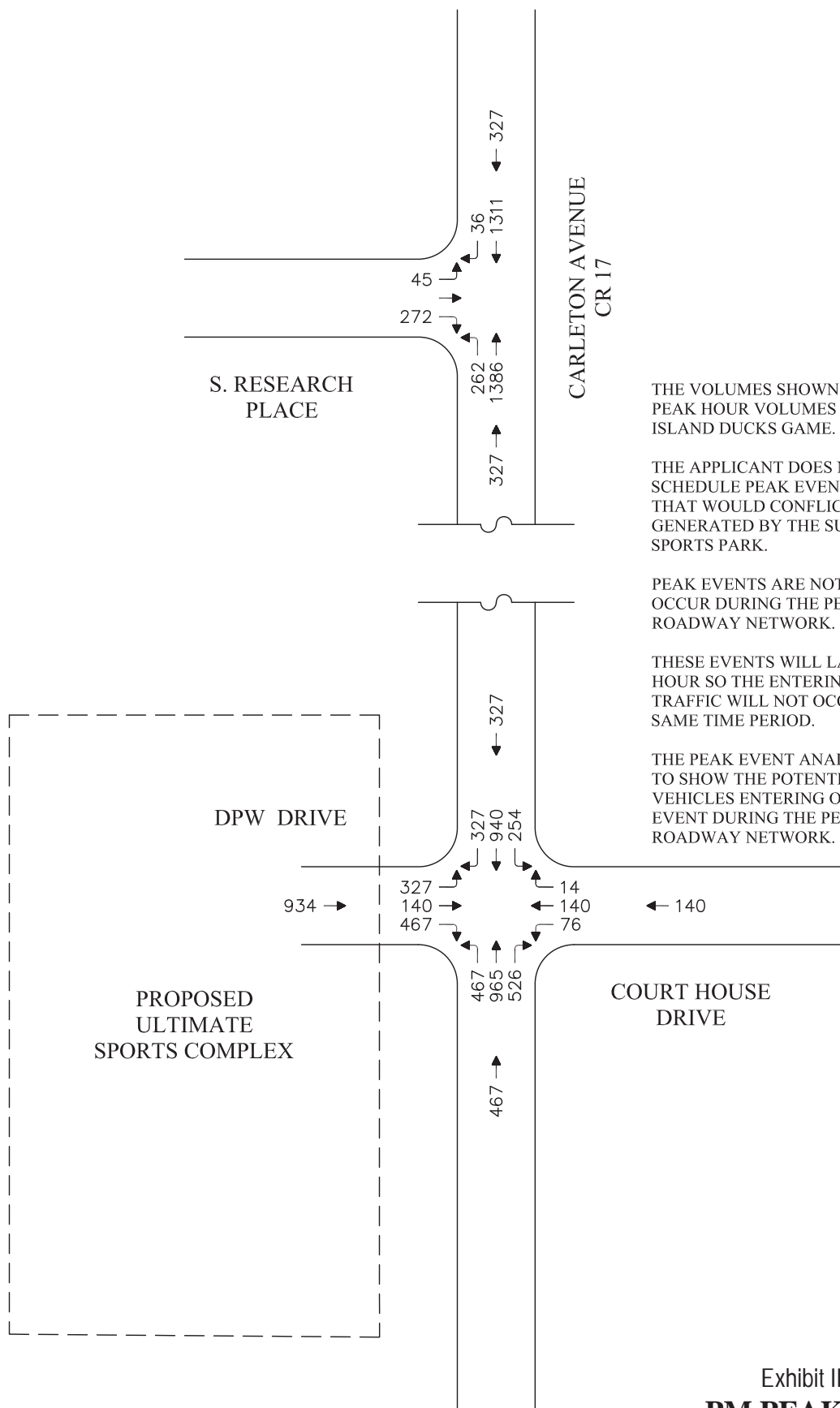
PEAK EVENTS ARE NOT ANTICIPATED TO OCCUR DURING THE PEAK HOURS OF THE ROADWAY NETWORK.

THESE EVENTS WILL LAST MORE THAN ONE HOUR SO THE ENTERING AND EXITING TRAFFIC WILL NOT OCCUR DURING THE SAME TIME PERIOD.

THE PEAK EVENT ANALYSIS IS PRESENTED TO SHOW THE POTENTIAL IMPACT OF VEHICLES ENTERING OR EXITING A PEAK EVENT DURING THE PEAK HOURS OF THE ROADWAY NETWORK.

Exhibit III.C-17
**SATURDAY PEAK HOUR
 TRAFFIC VOLUMES
 DURING PEAK EVENT**

ULTIMATE GAME SPORTS COMPLEX
Central Islip, New York



THE VOLUMES SHOWN HERE REFLECT THE PEAK HOUR VOLUMES DURING A LONG ISLAND DUCKS GAME.

THE APPLICANT DOES NOT PLAN TO SCHEDULE PEAK EVENTS DURING TIMES THAT WOULD CONFLICT WITH TRAFFIC GENERATED BY THE SUFFOLK COUNTY SPORTS PARK.

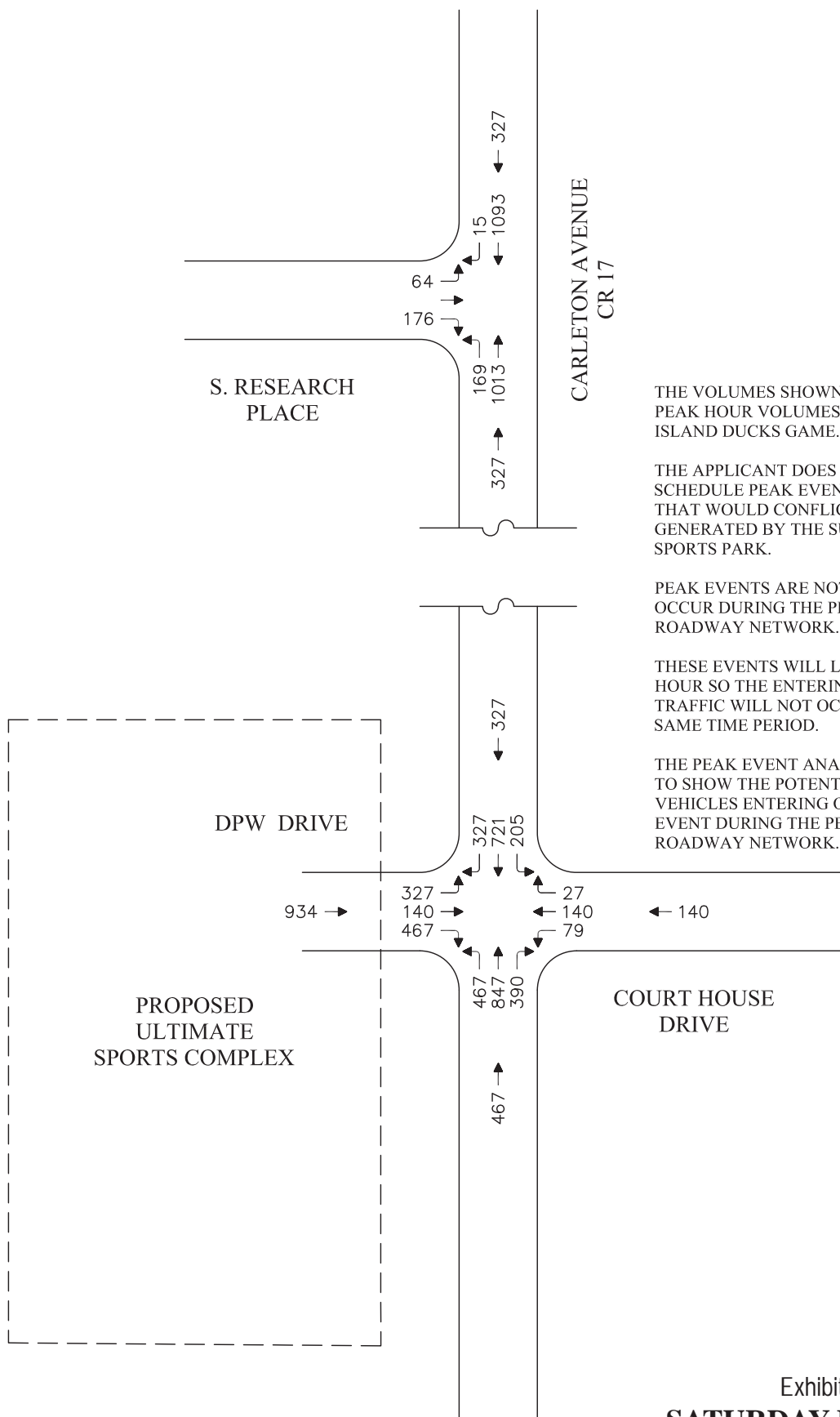
PEAK EVENTS ARE NOT ANTICIPATED TO OCCUR DURING THE PEAK HOURS OF THE ROADWAY NETWORK.

THESE EVENTS WILL LAST MORE THAN ONE HOUR SO THE ENTERING AND EXITING TRAFFIC WILL NOT OCCUR DURING THE SAME TIME PERIOD.

THE PEAK EVENT ANALYSIS IS PRESENTED TO SHOW THE POTENTIAL IMPACT OF VEHICLES ENTERING OR EXITING A PEAK EVENT DURING THE PEAK HOURS OF THE ROADWAY NETWORK.

Exhibit III.C-18
**PM PEAK EVENT
DURING LONG ISLAND DUCKS
HOME GAME**

**ULTIMATE GAME SPORTS COMPLEX
Central Islip, New York**



THE VOLUMES SHOWN HERE REFLECT THE PEAK HOUR VOLUMES DURING A LONG ISLAND DUCKS GAME.

THE APPLICANT DOES NOT PLAN TO SCHEDULE PEAK EVENTS DURING TIMES THAT WOULD CONFLICT WITH TRAFFIC GENERATED BY THE SUFFOLK COUNTY SPORTS PARK.

PEAK EVENTS ARE NOT ANTICIPATED TO OCCUR DURING THE PEAK HOURS OF THE ROADWAY NETWORK.

THESE EVENTS WILL LAST MORE THAN ONE HOUR SO THE ENTERING AND EXITING TRAFFIC WILL NOT OCCUR DURING THE SAME TIME PERIOD.

THE PEAK EVENT ANALYSIS IS PRESENTED TO SHOW THE POTENTIAL IMPACT OF VEHICLES ENTERING OR EXITING A PEAK EVENT DURING THE PEAK HOURS OF THE ROADWAY NETWORK.

Exhibit III.C-19

SATURDAY PEAK EVENT DURING LONG ISLAND DUCKS HOME GAME

ULTIMATE GAME SPORTS COMPLEX Central Islip, New York

D. Socio-economic/Fiscal**1. Existing Conditions**

The proposed project site consists of municipally-owned land. As a result, the site does not currently generate tax revenues for any taxing jurisdiction. In addition, the site does not support any permanent on-site employment. While a portion of the site is used as part of a highway yard, any activity in that area is associated with employment at the adjacent DPW facility.

2. Anticipated Impacts*Estimated Property Tax*

The project would be subject to a negotiated a Payment in Lieu of Tax (PILOT) agreement. This would result in increased revenues for the local taxing jurisdictions, including the Town, County and School District. The Applicant is currently in discussion with the Town regarding the payment amount and schedule.

Employment

Based on the Applicant's experience at similar facilities, operating the complex would involve approximately 50-75 full-time jobs. A minimum of 50 part-time positions (e.g. camp counselors) would also be expected.

Construction of the facility would also result in a temporary employment increase. The project is estimated to have a construction budget of approximately \$21 million. Construction (hard) costs consist generally of labor and materials. It is estimated that 40 percent of the construction costs, or \$8.4 million, would be attributable to direct labor. Construction materials costs would consume the remaining 60%. As reported by the NYS Department of Labor, the median average annual wage for construction occupations in the Long Island Region is \$55,990. Assuming comparable average annual wages for construction workers at the site, the construction phase of the project would therefore be projected to support direct employment of approximately 150 full-time equivalent (FTE) construction jobs. This employment would be spread over the development period and the total number of employees involved in the development of the project at any one time would likely vary. The construction activity would also spur indirect employment for those firms providing goods and services for the construction workers.

Relationship to Existing Businesses in Central Islip

Outside of the PDD, most nearby business activity is clustered in the downtown Central Islip and Islip Terrace areas along Carleton Avenue. These areas generally contain a mix of smaller-scale retail and service, automotive, and office spaces. They do not include the type of recreational facilities proposed by this project. Therefore, the project does not represent direct competition of a nature that would draw activity away from Central Islip or Islip Terrace and significantly impact community character. On the contrary, it is expected that the sports complex will generate additional visitation to the area, helping contribute to increased patronage of area businesses and making Central Islip more attractive as a restaurant and business location. For example, visitors to the sports complex will travel along Carleton Avenue and may elect to stop off at eating and drinking establishments before or after the games. This increase in activity would enhance the vitality of the downtown areas.

3. Proposed Mitigation

The project would have a beneficial impact on employment, revenue for local taxing jurisdictions, and the economic health of the hamlet. Therefore, no mitigation is proposed.

E. Visual Resources

1. Existing Conditions

The visual character of the subject site is currently expressed by its outdoor recreation use. The Town ballfields on the northern portion of the site provide an open area with direct visibility from Carleton Avenue and DPW Drive. The larger fields are defined with chainlink fencing. Other visible elements associated with the fields include backstops, benches, and small bleachers. An informal dirt parking area is also visible from the adjacent roadways.

The frontage along the southern portion of the site is vegetated, which limits visibility of the existing municipal DPW highway yard in the interior. Towards the western end of DPW Drive, the Town's DPW facility becomes visible. It exhibits a somewhat industrialized view that is typical of open storage facilities.

The visual character of the surrounding area is dominated by the large-scale Federal Courthouse (approximately 853,000 square feet) and County Courthouse (approximately 450,000 square feet) buildings and associated surface parking. The former medical/surgical building that has been adaptively reused as office space on the east side of Carleton Avenue north of Courthouse Drive also has a commanding nine-story presence. Heading north along Carleton Avenue and further into the campus, the building scale generally decreases, with typical two to four story building heights. The former Psychiatric Center buildings include structures in the Arts and Crafts, Queen Anne, and Georgian styles. Newer buildings on the campus include structures designed in contemporary industrial, commercial and townhouse styles. Exhibit III.E-1 presents a series of photographs that illustrate the existing visual character of the site and its surroundings.

2. Anticipated Impacts

The Proposed Action would not be expected to result in a significant change in the area's overall visual character. The proposed outdoor sports facilities would maintain an open, recreation field character on the north side of the site. The new facilities are expected to be constructed and maintained to a higher standard than the existing facilities, which would likely improve the existing visual conditions.

The indoor sports facility would introduce a new type of structure onto the project site. However, views of the building (including its long dimension) would be softened and partially screened from Carleton Avenue by maintenance of a 65-foot

wide vegetated buffer. Views of portions of the building, across the outdoor fields, would be available to drivers on Carleton Avenue north of Courthouse Drive. However, the southern end of the PDD is home to a number of larger-scale buildings, such as the courthouses and the former medical/surgical building. The scale of the proposed building would be consistent with the other uses in the immediate area, allowing it to fit in appropriately within the context of surrounding development. For example, the courthouses have greater height and mass than the proposed structure. Other industrial buildings within the PDD also have a comparable footprint. As a result, no significant change in the overall visual character of the area would be expected.

In addition, the building design exhibits an attractive architecture, resulting in an aesthetically pleasing experience from those vantage points where portions of the building will be visible. Exhibits III.E-2 and III.E-3 present a site rendering and elevations depicting the visual character of the site from vantage points from the north, south, east and west.

3. Proposed Mitigation

The proposed project is not anticipated to result in significant adverse impact to the visual character of the site or its surroundings. No additional mitigation beyond the landscaping and screening proposed as part of the project is required.



The northern portion of the site hosts Town ballfields and has an open character that is visible from Carleton Avenue.



Dumpster, restrooms and container storage at the west end of the existing ballfields.

*View north through the site from
DPW Drive.*



*View west along DPW Drive.
Parking for the DPW facility
visible in the background.*

*Equipment and vehicle storage
at the adjacent DPW facility.*





View north along Carleton Avenue from its intersection with DPW Drive and Courthouse Drive. Project's northern frontage on left side of photograph.



View south along Carleton Avenue from its intersection with DPW Drive and Courthouse Drive. Project's southern frontage on right side of photograph.



The Federal and County Courthouse buildings are modern buildings surrounded by large parking areas. The nine-story Federal Courthouse is the tallest building in the PDD. The large white structure can be seen from several vantage points along Carleton Avenue, Courthouse Drive, Eastview Drive and Spur Drive North.





The Courthouse Corporate Center (adaptive reuse of the former medical/surgical building) and the Court Plaza senior apartments are other large-scale buildings within the vicinity that influence the visual character of the southern end of the PDD.





Examples of some of the variety of other development styles within the former Central Islip Psychiatric Center campus.

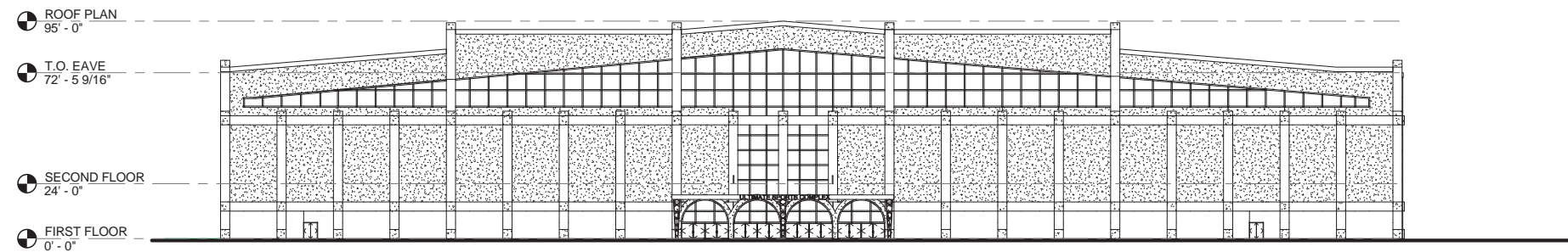




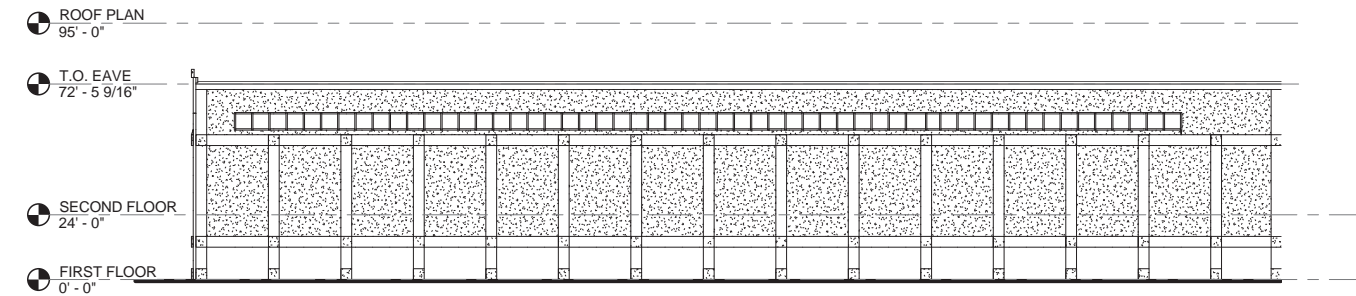
Additional examples of development styles within the former Central Islip Psychiatric Center campus.



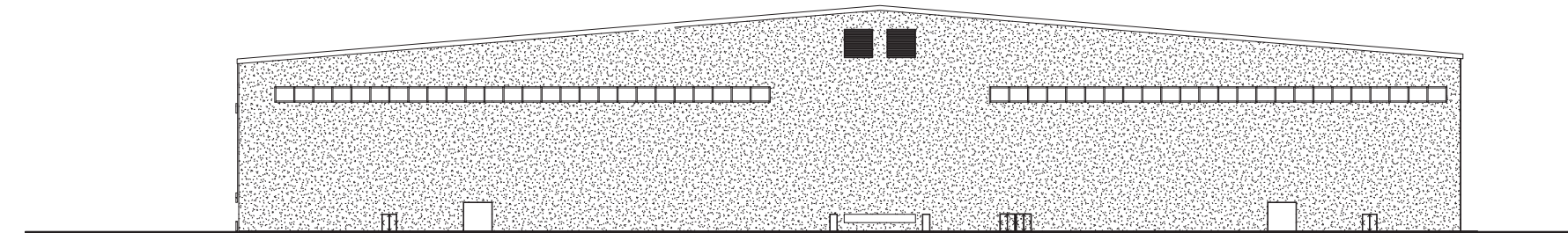




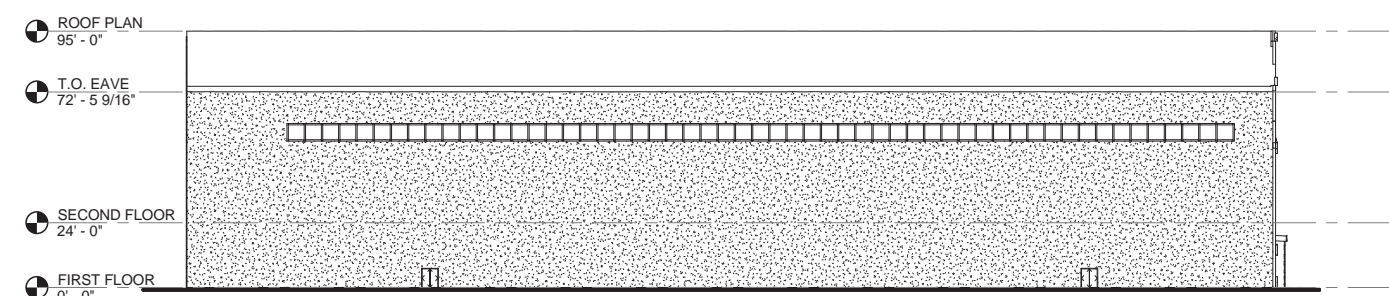
① EAST
1/32" = 1'-0"



② NORTH
1/32" = 1'-0"



③ WEST
1/32" = 1'-0"



④ SOUTH
1/32" = 1'-0"

IV. ALTERNATIVES

Two potential alternative development scenarios have been evaluated and compared with the proposed project. These alternatives include: a no-build alternative; and development under existing zoning alternative. The studied alternatives are detailed below..

A. No Action

Under the No Action alternative, the project site would not be redeveloped and it is anticipated that the property would remain in its current use. The Little League fields would remain in their existing condition and the southern portion of the site would continue to be used by the Town as a DPW yard. The use of this site for open storage represents underutilization of land resources. This alternative would not advance the Master Plan's objectives of recycling underutilized land on the former Psychiatric Center campus. In addition, the Central Islip community would not receive the benefits of additional recreational opportunities, the improvement of the existing ballfields and the potential economic benefits from expanded employment, tax payments and business activity.

B. Development Under Existing Zoning

The site's western and northern portions are currently located within the PDD-MUN district. If the site were to retain this designation and be redeveloped under its existing zoning, the site could be redeveloped with either municipal buildings, courts or private or not-for-profit recreational facilities. The primary limiting dimensional zoning requirement is a maximum FAR of 0.3. This could theoretically permit a building (or buildings) with a size of up to approximately 470,000 square feet. Building height would be limited to 80 feet within the PDD-MUN subdistrict.

Development to the maximum threshold would result in the construction of significant building mass and supporting parking comparable to the scale of the neighboring courthouse building. As a comparison, the Cohalan County Courthouse to the east consists of approximately 450,000 square feet. This would likely result in a more significant visual impact than the proposed project, but would continue the pattern of larger-scale development in the southern end of the PDD.

A municipal or court/office building would be expected to generate greater water, wastewater and other utility demands than the proposed recreation complex. Similarly, a municipal or court/office building would likely result in greater traffic generation during typical peak hour traffic periods (commute times) than a sports complex, which is busiest

in the evenings and on weekends. A municipal facility would also be tax exempt and generate no property tax revenue or payments for local taxing jurisdictions.

This alternative would also result in significantly greater traffic trips than the Proposed Action. During peak spring/summer use of the facility, approximately 522 trips would be generated between 4:00 and 6:00 pm on weekdays, with 399 trips generated on Saturdays between 12:00 pm and 2:00 pm. In the fall/winter, trips would decrease significantly to 242 between 4:00 and 6:00 PM on weekdays, and 119 between 12:00 and 2:00 PM on Saturdays. The alternative under the existing zoning of the site would result in 1,039 weekday trips between 7:00 and 9:00 AM, and 1,340 trips between 4:00 and 6:00 PM on weekdays – all of which would be generated year round.

The PDD-MUN subdistrict permits private or not-for-profit recreational facilities and customary accessory uses, such as snack bars, ancillary retail, physical fitness or therapy, child care for patrons, and similar uses, which could be construed to permit the type of indoor facility use included in the Proposed Action. However, the PDD-MUN subdistrict includes a maximum height limitation of 80 feet. This limitation would affect the ability to provide sufficient clear height to permit unobstructed play, making it unsuitable for the proposed use.

V. SIGNIFICANT ADVERSE IMPACTS THAT CANNOT BE AVOIDED

The project would result in certain impacts to the environment, such as increased traffic on area roadways, increased utility demand, and short-term air and noise impacts related to construction activities. However, as detailed in Section III, none of these are anticipated to be significant and all would be mitigated to the maximum extent practicable.

Short-term

Construction-related activity would be expected to result in limited adverse impacts that cannot be avoided. Unavoidable adverse impacts during construction include: noise from construction vehicles and equipment; impacts on air quality in the immediate area; truck and worker traffic; and, soil disturbance and erosion. Best management practices would be employed on site and would assist in partially mitigating the impacts of the construction phase of the project.

Construction would be limited to daytime hours, which would limit the impact from noise produced by equipment on-site. Fugitive dust, as well as exhaust and emissions from construction equipment and increased local traffic, would impact air quality. While traffic volumes on local roadways would increase due to construction traffic, construction workers generally arrive on-site before the AM Peak hour and depart before the PM Peak hour. Erosion and stormwater sediment control measures, implemented in compliance with local, state and federal regulations, will be taken on-site to manage the potential impacts of erosion as a result of construction. This includes the implementation of a Stormwater Pollution Prevention Plan to mitigate adverse impacts resulting from the discharge of stormwater, suspended sediments, or pollutants.

Long-term

During the Spring/Summer months, the proposed project is estimated to generate approximately 522 vehicular trips during the Weekday PM Peak hours and 399 trips during the Saturday Peak. Demand decreases in the Fall/Winter months to 242 Weekday PM Peak trips and 119 Saturday Peak trips. With the proposed entrance improvements, the additional traffic is not anticipated to result in unsatisfactory Levels-of-Service or other significant adverse impacts on the area road system.

VI. GROWTH INDUCING ASPECTS AND CUMULATIVE IMPACTS

The proposed project is a sports complex and does not house a resident population. However, project operation will generate additional visitation and employment within the area. It is expected that the increase in visitors will contribute to increased patronage of Central Islip businesses. For example, visitors to the sports complex will travel along Carleton Avenue and may elect to stop off at eating and drinking establishments before or after the games. Given the supply of such services, it is more likely that increased sales would be captured at existing establishments rather than spurring development of new commercial services. Similarly, it is not anticipated that development of the commercial sports complex and its related employment would drive significant development of residential units.

VII. USE AND CONSERVATION OF ENERGY

Energy consumption would occur during both the construction and operation of the proposed project. Construction would result in the consumption of gasoline, diesel fuel, oil and electricity used for the operation and maintenance of construction vehicles and equipment. Once construction is complete, the project would require energy for electricity service, heating, air conditioning and food preparation. The proposed building would meet or exceed the standards of the New York State Energy Code. In addition, the Applicant is currently investigating the potential for additional green building technology, including the installation of solar panels on top of the building and high R-value insulation for the walls and roof.

VIII. IRRETRIEVABLE AND IRREVERSIBLE COMMITMENT OF RESOURCES

The proposed project would require the commitment of a variety of resources, including construction materials such as concrete, steel, paint and topsoil. The operation of construction equipment would also involve the consumption of fossil fuels. Operation of the completed project would also necessitate the use of electricity, natural gas for heating and food preparation, and water for domestic use.

The construction period would also require a temporary commitment of workers. Upon completion, a commitment of labor would be required to staff the facility and to maintain the property. The commitment of labor, however, should be viewed as a beneficial impact to the community.

IX. APPENDICES

The following Appendices are included herein:

- Appendix A: SEQRA Documentation
 - Positive Declaration
 - Environmental Assessment Form – Parts 1 and 2
- Appendix B: Traffic Engineering Report

A. SEQRA DOCUMENTATION

**STATE ENVIRONMENTAL QUALITY REVIEW
DETERMINATION OF SIGNIFICANCE
POSITIVE DECLARATION
NOTICE OF INTENT TO PREPARE A
DRAFT ENVIRONMENTAL IMPACT STATEMENT**

Date: September 8, 2010

This Notice is issued pursuant to Article 8 of the Environmental Conservation Law (State Environmental Quality Review Act) and the implementing regulations therefore at 6 NYCRR Part 617.

The Town of Islip Town Board, as Lead Agency, has determined that the proposed action, described below, may have a significant effect on the environment and that a Draft Environmental Impact Statement will be prepared.

Name of Action: Town Board Own Motion Central Islip (Ultimate Game Sports Complex)
CZ2010-15

SEQR Status: Type I

Description of Action:

The proposed action involves a change of zone from PDD Municipal to PDD Recreation in order to permit playing fields on Parcels A and B and private recreation facilities on Parcel A in accordance with Town Code Section 68-324.F (1) (d) and (e), along with consideration of an amendment to the Master Plan for the Central Islip Planned Development to change the land use recommendation for Parcel A from office to recreational use. Specifically, the proposal includes a new indoor and outdoor sports complex, featuring a 205,048 sf indoor sports complex building, with a 15,000 sf day care facility, six baseball fields, outdoor playground, concession and pressbox, restrooms, clubhouse, equipment/maintenance building and parking for approximately 1,354 cars and 8 school buses.

Project Location:

Parcel A: East side of Carleton Avenue, approximately 1,500 feet north of Spur Drive North.

Parcel B: East side of Eastview Drive, approximately 950 feet north of Courthouse Drive

Reasons Supporting This Determination:

1. Implementation of the proposed action, which necessitates a change in zoning, would alter land use on the site, and impacts to land use and zoning must be assessed.
2. The proposed action will alter drainage flow patterns in the vicinity of the subject site, and the onsite and offsite impacts must be evaluated.
3. The proposed action will utilize public water, and the ability of the Suffolk County Water Authority to provide such water must be assessed.
4. The proposed action involves construction of a large building, and the visual impacts must be assessed.

Town Board Own Motion Central Islip (Ultimate Game Sports Complex)
Positive Declaration of Significance
September 8, 2010

5. The proposed action would result in increases in traffic, and the impact to the surrounding road network must be evaluated.
6. The proposed action would conflict with officially adopted plans and goals, specifically as outlined in the Central Islip Planned Development District Master Plan Update (2005), and the impacts of same must be evaluated.
7. The proposed action may have socioeconomic impacts on the Central Islip community, and the impacts of same must be evaluated.

Scoping:

The lead agency has determined that scoping will not be conducted.

For Further Information:

Contact Person: Ms. Jeanmarie B. Buffett, AICP, Assistant Town Planning Director

Address: Town of Islip Department of Planning and Development
655 Main Street
Islip, New York 11751

Telephone No.: (631) 224-5450

A Copy of this Notice has been Sent To:

New York State Department of Environmental Conservation
Roger Evans, Regional Permit Administrator

Suffolk County Department of Public Works
William Hillman, P.E., Chief Engineer, Division of Highways and Sewers

Suffolk County Department of Health Services
Walter J. Hilbert, P.E., Chief, Office of Wastewater Management

Suffolk County Planning Commission
Andrew Freleng, AICP, Chief Planner

Suffolk County Water Authority
Kimberly Kennedy

A copy of this Notice has also been published in the Environmental Notice Bulletin.

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

THIS AREA FOR LEAD AGENCY USE ONLY

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project:

☒ Part 1

☒ Part 2

☒ Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- ☐ A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a **negative declaration will be prepared**.
- ☐ B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared**.*
- ☒ C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared**.

*A Conditioned Negative Declaration is only valid for Unlisted Actions

Town Board own motion - Central Islip (Ultimate Game Sports Complex)

Name of Action

Town of Islip Town Board

Name of Lead Agency

Jeanmarie B. Bulett

Print or Type Name of Responsible Officer in Lead Agency

Assistant Town Planning Director

Title of Responsible Officer

Jeanmarie B. Bulett

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

8/25/2010

Date

PART 1--PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action Ultimate Game Sports Complex

Location of Action (include Street Address, Municipality and County)

West side of Carleton Avenue approximately 1,400 feet north of Spur Drive North, Town of Islip, Suffolk County.

Name of Applicant/Sponsor Andrew Borgia

Address 14 Sommerset Drive

City / PO Yaphank State New York Zip Code 11980

Business Telephone (631) 775-0005

Name of Owner (if different) Town of Islip

Address 655 Main Street

City / PO Islip State New York Zip Code 11751

Business Telephone (631) 224-5380

Description of Action:

New indoor and outdoor sports complex, featuring a 205,048 sf indoor sports complex building, with 15,000 sf day care facility building; six baseball fields; outdoor playground; concession and pressbox; restrooms; clubhouse; equipment / maintenance building and parking for approximately 1,354 cars and 8 school buses.

Please Complete Each Question--Indicate N.A. if not applicable

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: ☐ Urban ☐ Industrial ☒ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☒ Forest ☐ Agriculture ☒ Other Ballfields

2. Total acreage of project area: 36.0 acres.

APPROXIMATE ACREAGE

	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>0.4</u> acres	<u>0.4</u> acres
Forested	<u>6.0</u> acres	<u>1.0</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	<u>0</u> acres	<u>0</u> acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	<u>0</u> acres	<u>0</u> acres
Water Surface Area	<u>0</u> acres	<u>0</u> acres
Unvegetated (Rock, earth or fill)	<u>5.8</u> acres	<u>1.3</u> acres
Roads, buildings and other paved surfaces	<u>2.5</u> acres	<u>18.4</u> acres
Other (Indicate type) <u>Turf and landscaped</u>	<u>21.2</u> acres	<u>14.9</u> acres
<u>Recharge Basin</u>	<u>0.5</u> acres	<u>0</u> acres

3. What is predominant soil type(s) on project site? RdA, RdB, CuB, RhB, PIA, PIB

- a. Soil drainage: ☒ Well drained 100 % of site ☐ Moderately well drained _____ % of site.
☐ Poorly drained _____ % of site

- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? _____ acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? ☐ Yes ☒ No

- a. What is depth to bedrock 1200+ (in feet)

5. Approximate percentage of proposed project site with slopes:

☒ 0-10% 100 % ☐ 10- 15% _____ % ☐ 15% or greater _____ %

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? ☐ Yes ☒ No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐ Yes ☒ No

8. What is the depth of the water table? 8 (in feet)

9. Is site located over a primary, principal, or sole source aquifer? ☒ Yes ☐ No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? ☐ Yes ☒ No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? ☐ Yes ☒ No

According to:

NYS DEC Environmental Resource Mapper

Identify each species:

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?)

☐ Yes ☒ No

Describe:

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

☒ Yes ☐ No

If yes, explain:

A portion of the site is presently occupied by ballfields

14. Does the present site include scenic views known to be important to the community? ☐ Yes ☒ No

15. Streams within or contiguous to project area:

N/A

a. Name of Stream and name of River to which it is tributary

N/A

16. Lakes, ponds, wetland areas within or contiguous to project area:

N/A

b. Size (in acres):

N/A

17. Is the site served by existing public utilities? ☒ Yes ☐ No
- a. If YES, does sufficient capacity exist to allow connection? ☒ Yes ☐ No
- b. If YES, will improvements be necessary to allow connection? ☒ Yes ☐ No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? ☐ Yes ☒ No
20. Has the site ever been used for the disposal of solid or hazardous wastes? ☐ Yes ☒ No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate).
- a. Total contiguous acreage owned or controlled by project sponsor: 35.98 acres.
- b. Project acreage to be developed: 35.98 acres initially; 35.98 acres ultimately.
- c. Project acreage to remain undeveloped: 0 acres.
- d. Length of project, in miles: N/A (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed. N/A %
- f. Number of off-street parking spaces existing 89; proposed 1354
- g. Maximum vehicular trips generated per hour: 950 (upon completion of project)?
- h. If residential: Number and type of housing units: N/A
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
| Initially | <u> </u> | <u> </u> | <u> </u> | <u> </u> |
| Ultimately | <u> </u> | <u> </u> | <u> </u> | <u> </u> |
- i. Dimensions (in feet) of largest proposed structure: 103 height; 540 width; 380 length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 1425 ft.
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 0 tons/cubic yards.
3. Will disturbed areas be reclaimed ☒ Yes ☐ No ☐ N/A
- a. If yes, for what intended purpose is the site being reclaimed?
- Recreational Facilities
- b. Will topsoil be stockpiled for reclamation? ☒ Yes ☐ No
- c. Will upper subsoil be stockpiled for reclamation? ☒ Yes ☐ No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 4.98 acres.

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?

☐ Yes ☒ No

6. If single phase project: Anticipated period of construction: 18 months, (including demolition)

7. If multi-phased:

a. Total number of phases anticipated _____ (number)

b. Anticipated date of commencement phase 1: _____ month _____ year, (including demolition)

c. Approximate completion date of final phase: _____ month _____ year.

d. Is phase 1 functionally dependent on subsequent phases? ☐ Yes ☐ No

8. Will blasting occur during construction? ☐ Yes ☒ No

9. Number of jobs generated: during construction 80; after project is complete 25

10. Number of jobs eliminated by this project 0

11. Will project require relocation of any projects or facilities? ☒ Yes ☐ No

If yes, explain:

Existing little league fields to be relocated.

12. Is surface liquid waste disposal involved? ☐ Yes ☒ No

a. If yes, indicate type of waste (sewage, industrial, etc) and amount _____

b. Name of water body into which effluent will be discharged _____

13. Is subsurface liquid waste disposal involved? ☒ Yes ☐ No Type Sewer System

14. Will surface area of an existing water body increase or decrease by proposal? ☐ Yes ☒ No

If yes, explain:

15. Is project or any portion of project located in a 100 year flood plain? ☐ Yes ☒ No

16. Will the project generate solid waste? ☒ Yes ☐ No

a. If yes, what is the amount per month? 14 tons

b. If yes, will an existing solid waste facility be used? ☒ Yes ☐ No

c. If yes, give name Hauppauge Landfill ; location Blydenburgh Rd. Hauppauge

d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? ☐ Yes ☒ No

e. If Yes, explain:

17. Will the project involve the disposal of solid waste? ☐ Yes ☒ No

a. If yes, what is the anticipated rate of disposal? _____ tons/month.

b. If yes, what is the anticipated site life? _____ years.

18. Will project use herbicides or pesticides? ☐ Yes ☒ No

19. Will project routinely produce odors (more than one hour per day)? ☐ Yes ☒ No

20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☒ No

21. Will project result in an increase in energy use? ☒ Yes ☐ No

If yes, indicate type(s)

Electricity
Natural gas

22. If water supply is from wells, indicate pumping capacity N/A gallons/minute.

23. Total anticipated water usage per day 20,600 gallons/day.

24. Does project involve Local, State or Federal funding? ☐ Yes ☒ No

If yes, explain:

25. **Approvals Required:**

		Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Rezoning	
		Master Plan Amendment	
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site Plan Modifications	
City, Town Zoning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
City, County Health Department	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SCDHS - Sanitary	
		SCDPW - Sanitary	
Other Local Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SCDPW	
		Highway Approval	
Other Regional Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
State Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC	
		SWPPP Approval	
Federal Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? ☒ Yes ☐ No

If Yes, indicate decision required:

<input checked="" type="checkbox"/> Zoning amendment	<input type="checkbox"/> Zoning variance	<input checked="" type="checkbox"/> New/revision of master plan	<input type="checkbox"/> Subdivision
<input checked="" type="checkbox"/> Site plan	<input type="checkbox"/> Special use permit	<input type="checkbox"/> Resource management plan	<input type="checkbox"/> Other

2. What is the zoning classification(s) of the site?

PDD - Planned Development District

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

Not specifically defined

4. What is the proposed zoning of the site?

N/A

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

N/A

6. Is the proposed action consistent with the recommended uses in adopted local land use plans?

☒

Yes

☐

No

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

Land Use
Residential
Recreational
Industrial
Commercial
Municipal
Educational

Zoning
Residence A
Residence AA
Residence AAA
PDD

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile?

☒

Yes

☐

No

9. If the proposed action is the subdivision of land, how many lots are proposed? N/A

a. What is the minimum lot size proposed? _____

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐ Yes ☒ No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?

☒ Yes ☐ No

a. If yes, is existing capacity sufficient to handle projected demand? ☒ Yes ☐ No

12. Will the proposed action result in the generation of traffic significantly above present levels? ☐ Yes ☐ No ☒ TBD

a. If yes, is the existing road network adequate to handle the additional traffic. ☐ Yes ☐ No ☒ TBD

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

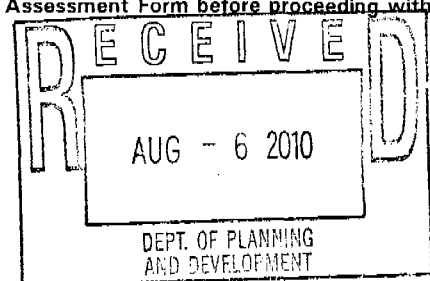
I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Andrew Borgia Date 8-6-10

Signature 

Title Principal

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.



PART 2 - PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

- In completing the form the reviewer should be guided by the question: Have my responses and determinations been **reasonable**? The reviewer is not expected to be an expert environmental analyst.
- The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.
- In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

- a. Answer each of the 20 questions in PART 2. Answer **Yes** if there will be **any** impact.
- b. **Maybe** answers should be considered as **Yes** answers.
- c. If answering **Yes** to a question then check the appropriate box(column 1 or 2)to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- d. Identifying that an Impact will be potentially large (column 2) does not mean that it is also necessarily **significant**. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- e. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- f. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

Impact on Land

1. Will the Proposed Action result in a physical change to the project site?

NO ☐ YES ☒

Examples that would apply to column 2

- | | | | | |
|--|-------------------------------------|--------------------------|---|-----------------------------|
| • Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction on land where the depth to the water table is less than 3 feet. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction of paved parking area for 1,000 or more vehicles. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction that will continue for more than 1 year or involve more than one phase or stage. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

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|---|-------------------------------------|-----------------------------------|--|
| • Construction or expansion of a sanitary landfill. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Construction in a designated floodway. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.)

☒ NO ☐ YES

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| • Specific land forms: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Impact on Water

3. Will Proposed Action affect any water body designated as protected? (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)

☐ NO ☒ YES

Examples that would apply to column 2

- | | | | |
|--|--------------------------|-------------------------------------|---|
| • Developable area of site contains a protected water body. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Dredging more than 100 cubic yards of material from channel of a protected stream. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Extension of utility distribution facilities through a protected water body. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Construction in a designated freshwater or tidal wetland. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |

Project site is within 250 feet of a freshwater wetland

4. Will Proposed Action affect any non-protected existing or new body of water?

☒ NO ☐ YES

Examples that would apply to column 2

- | | | | |
|--|--------------------------|--------------------------|--|
| • A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Construction of a body of water that exceeds 10 acres of surface area. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
5. Will Proposed Action affect surface or groundwater quality or quantity? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES			
Examples that would apply to column 2			
• Proposed Action will require a discharge permit.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction or operation causing any contamination of a water supply system.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will adversely affect groundwater.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action would use water in excess of 20,000 gallons per day.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will allow residential uses in areas without water and/or sewer services.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

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6. Will Proposed Action alter drainage flow or patterns, or surface water runoff?

☐ NO ☒ YES

Examples that would apply to column 2

- | | | | | |
|--|-------------------------------------|--------------------------|------------------------------|--|
| • Proposed Action would change flood water flows | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action may cause substantial erosion. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action is incompatible with existing drainage patterns. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow development in a designated floodway. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Proposed action will significantly add to the impervious area of the site, further information about the proposed drainage infrastructure is needed.

IMPACT ON AIR

7. Will Proposed Action affect air quality?

☒ NO ☐ YES

Examples that would apply to column 2

- | | | | | |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Proposed Action will induce 1,000 or more vehicle trips in any given hour. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will result in the incineration of more than 1 ton of refuse per hour. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow an increase in the amount of land committed to industrial use. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow an increase in the density of industrial development within existing industrial areas. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

IMPACT ON PLANTS AND ANIMALS

8. Will Proposed Action affect any threatened or endangered species?

☒ NO ☐ YES

Examples that would apply to column 2

- | | | | | |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Reduction of one or more species listed on the New York or Federal list, using the site, over or near the site, or found on the site. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
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| • Removal of any portion of a critical or significant wildlife habitat. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Application of pesticide or herbicide more than twice a year, other than for agricultural purposes. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

9. Will Proposed Action substantially affect non-threatened or non-endangered species?

☒ NO ☐ YES

Examples that would apply to column 2

- | | | | |
|--|--------------------------|--------------------------|--|
| • Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

IMPACT ON AGRICULTURAL LAND RESOURCES

10. Will Proposed Action affect agricultural land resources?

☒ NO ☐ YES

Examples that would apply to column 2

- | | | | |
|--|--------------------------|--------------------------|--|
| • The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Construction activity would excavate or compact the soil profile of agricultural land. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • The Proposed Action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• The Proposed Action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON AESTHETIC RESOURCES

11. Will Proposed Action affect aesthetic resources? (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)

☐ NO ☒ YES

Examples that would apply to column 2

- | | | | |
|---|--------------------------|-------------------------------------|---|
| • Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Project components that will result in the elimination or significant screening of scenic views known to be important to the area. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |

Proposed building is approximately 100 feet high, and 200,000 square feet in area, Impacts to neighboring residents must be assessed.

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

12. Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance?

☒ NO ☐ YES

Examples that would apply to column 2

- | | | | |
|---|--------------------------|--------------------------|--|
| • Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Any impact to an archaeological site or fossil bed located within the project site. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

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| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

IMPACT ON OPEN SPACE AND RECREATION

13. Will proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?

☒ NO ☐ YES

Examples that would apply to column 2

- | | | | |
|---|--------------------------|--------------------------|--|
| • The permanent foreclosure of a future recreational opportunity. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • A major reduction of an open space important to the community. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

IMPACT ON CRITICAL ENVIRONMENTAL AREAS

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6NYCRR 617.14(g)?

☒ NO ☐ YES

List the environmental characteristics that caused the designation of the CEA.

Examples that would apply to column 2

- | | | | |
|---|--------------------------|--------------------------|--|
| • Proposed Action to locate within the CEA? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will result in a reduction in the quantity of the resource? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will result in a reduction in the quality of the resource? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will impact the use, function or enjoyment of the resource? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

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IMPACT ON TRANSPORTATION

15. Will there be an effect to existing transportation systems?

☐ NO ☒ YES

Examples that would apply to column 2

- | | | | | |
|--|--------------------------|-------------------------------------|------------------------------|--|
| • Alteration of present patterns of movement of people and/or goods. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Proposed Action will result in major traffic problems. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

IMPACT ON ENERGY

16. Will Proposed Action affect the community's sources of fuel or energy supply?

☒ NO ☐ YES

Examples that would apply to column 2

- | | | | | |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

NOISE AND ODOR IMPACT

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?

☒ NO ☐ YES

Examples that would apply to column 2

- | | | | | |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Blasting within 1,500 feet of a hospital, school or other sensitive facility. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Odors will occur routinely (more than one hour per day). | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will remove natural barriers that would act as a noise screen. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

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IMPACT ON PUBLIC HEALTH

18. Will Proposed Action affect public health and safety?

☒ NO ☐ YES

- | | | | | |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

19. Will Proposed Action affect the character of the existing community?

☐ NO ☒ YES

Examples that would apply to column 2

- | | | | | |
|---|--------------------------|-------------------------------------|------------------------------|--|
| • The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will conflict with officially adopted plans or goals. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Proposed Action will cause a change in the density of land use. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Development will create a demand for additional community services (e.g. schools, police and fire, etc.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Proposed Action will set an important precedent for future projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will create or eliminate employment.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

20. Is there, or is there likely to be, public controversy related to potential adverse environment impacts?

☒ NO ☐ YES

If Any Action in Part 2 Is Identified as a Potential Large Impact or If you Cannot Determine the Magnitude of Impact, Proceed to Part 3

Part 3 - EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions (If you need more space, attach additional sheets)

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is **important**.

To answer the question of importance, consider:

- The probability of the impact occurring
- The duration of the impact
- Its irreversibility, including permanently lost resources of value
- Whether the impact can or will be controlled
- The regional consequence of the impact
- Its potential divergence from local needs and goals
- Whether known objections to the project relate to this impact.

Please see attached narrative.

Town Board Own Motion Central Islip (Ultimate Game Sports Complex)

Full Environmental Assessment Form

Part III - Evaluation of the Importance of Impacts

The following potential impacts were identified in Part II of this form:

Impact on Land

Construction of paved parking area for 1,000 or more vehicles.

Potential Large Impact, Can be mitigated by project change

The proposed site plan identifies 1,196 parking stalls. Part 1 of the FEAF identifies 1,354 parking stalls for cars and 8 school bus parking stalls. Due to the unique nature of the use, the Town does not have a specific parking requirement that is applicable. Therefore, further information will need to be provided to illustrate parking need so that the Planning Board can make a determination on the adequacy of the parking.

Construction that will occur for more than 1 year or involve more than one phase or change

Small to Moderate Impact

In Part I of this FEAF, the applicant asserts that development will take place over 18 months.

Impact on Water

Proposed Action will require a discharge permit

Small to Moderate Impact

Proposed action will require a State Pollutant Discharge Elimination System (SPDES) permit from New York State Department of Environmental Conservation.

Proposed Action is within 250 feet of a freshwater wetland

Potential Large Impact, Can be mitigated by project change

Proposed Action would use water in excess of 20,000 gallons per day

Potential Large Impact, Can be mitigated by project change

Impacts to the wetland area adjacent to the west of the Carleton Avenue site will need to be assessed. It is possible that the site plan can be adjusted to keep activity and runoff out of the wetland, eliminating this potential impact. Coordination with NYSDEC should occur.

If this site is developed as proposed and the water usage is at or above 20,060 gallons per day as indicated then the resultant effect to the subsurface aquifer must be addressed. The site is above a sole-source aquifer and any effect to the groundwater elevations or drawdown of public supply wells will need to be considered. While negative impacts to the subsurface aquifer are not likely, if they occur they will be permanent in nature without proper mitigation. The Suffolk County Water Authority maintains the public water supply in this area and the existing and potential well sites should be located and assessed.

Proposed action will significantly add to the impervious area of the site
Small to Moderate Impact

Increasing the amount of ground area that is impervious will reduce the amount of water directly recharged to the aquifer. Increase in surface runoff over roads, walks, parking lots, and rooftops increases the potential for contamination of the recharge and increases the evaporation rate to the atmosphere of water that would otherwise have become groundwater. Although the site is mainly developed already, the amount of covered, impervious area will greatly increase and the level of increase must be evaluated. This impact will occur and it will be permanent in nature.

Impact on Aesthetic Resources

Proposed building is approximately 100 feet high, and approximately 200,000 sq. ft. in area
Potential Large Impact, Can be mitigated by project change

Due to the size of the proposed building, it will be highly visible to neighboring residents and passersby. Renderings and viewshed analysis must be done to ascertain the severity of this impact, which will occur and will be permanent in nature.

Impact on Transportation

Alteration of present patterns of movement of people and/or goods
Potential Large Impact, Cannot be mitigated by project change

Proposed Action will result in major traffic problems
Potential Large Impact, Mitigation potential unknown at this time

Both of these impacts are related to the additional vehicular trips generated by the proposed action. The proposed recreational facility will dramatically increase the number of trips than the current use of the Town DPW Yard. It is also likely that the peak hours of the generator for the proposed action will coincide with the peak hours for other uses in the vicinity (i.e. Citibank Park, on Courthouse Drive east of the subject site). Development of the parcel on Eastview Boulevard for fields will be an increase in the number of trips, as the majority of that site is currently vacant. These impacts are probable, and will be permanent in nature.

The access to the Town DPW yard is also proposed to change with the closing of DPW Drive at Carleton Avenue. Vehicles heading to the yard will have to take South Research Drive from Carleton Avenue. The potential impacts of this change in circulation patterns must be evaluated.

Impact on Growth and Character of Community or Neighborhood

Proposed Action will conflict with officially adopted plans or goals.
Potential Large Impact, Cannot be mitigated by project change

In the 2005 Master Plan update, the northern portion of the site on Carleton Avenue was identified for continued recreational use, specifically the existing ball fields. The parcel on Eastview Boulevard was also identified for recreational use, although the zoning designation remains PDD-Municipal.

There was a recommendation in the 2005 Master Plan update for the Town to consolidate the DPW yard to make room for future office and/or research industrial development. However, this was still a speculative recommendation at the time of the Master Plan update, therefore the property was not included in the rezoning, and it remains PDD-Municipal. The potential for negative impacts associated with this change is unknown at this time, and would be permanent in nature.

Proposed Action will create or eliminate employment
Potential Large Impact, Cannot be mitigated by project change

In part 1 of the FEAF, the applicant asserts that the proposed action will generate 80 jobs during construction and 25 jobs after construction. While this may be a positive impact for the Central Islip community, further analysis is needed to determine the potential negative impact on existing commercial centers, including the Town Center retail development and downtown Central Islip. This impact would be temporary for the jobs created during construction and permanent for jobs created after construction.

B. TRAFFIC ENGINEERING REPORT
